

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: April 30, 2026

HEARING DATE: May 13, 2026 AGENDA ITEM: 12

PROJECT NUMBER: PRJ2024-002827-(1)

PERMIT NUMBER: Conditional Use Permit (“CUP”) No. RPPL2024004683

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 5616 East Beverly Boulevard, East Los Angeles

OWNER: Nackoud Brothers LLC

APPLICANT: Sherrie Olson

CASE PLANNER: Evan Sahagun, Planner
ESahagun@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-002827-(1), CUP Number RPPL2024004683, 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 motions:

CEQA:

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

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024004683 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- A CUP to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control (“ABC”) License as an accessory use in an existing restaurant (“Project”) in the C-3 (General Commercial) Zone pursuant to Los Angeles County Code (“County Code”) Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).

B. Project

The applicant, Sherrie Olson on behalf of Nackoud Brothers LLC (“Applicant”), requests a CUP to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption at an existing restaurant (“L.A. Pizza and Mediterranean Kitchen”) located at 5616 East Beverly Boulevard in the unincorporated East Los Angeles community (“Project Site”). The restaurant is approximately 1,921 square feet in size with 24 seats, and 14 parking spaces are provided on-site.

The Project would result in a net increase in ABC Licenses within this Census Tract. However, in a report dated September 12, 2024, ABC determined that the Census Tract is not overconcentrated with ABC Licenses for the sale of alcoholic beverages for on-site consumption, as seven (7) such licenses are allocated to the Census Tract while only two (2) currently exist. Although there are no other ABC Licenses for the sale of alcoholic beverages for on-site consumption within 500 feet of the Project Site, there is one (1) restaurant with such a license within 600 feet. In addition, the Project Site is adjacent to two (2) businesses that sell alcoholic beverages for off-site consumption, which are located to its northwest and southeast.

The ABC report also determined that the Project Site is located in a high crime reporting district. In a letter dated March 9, 2026, the County Sheriff’s Department, East Los Angeles Station (“Sheriff”), did not report any concerns about the establishment and did not object to approval of the CUP. A total of 23 calls for service were reported during the five-year look back period. Both the ABC report and the Sheriff’s letter (Exhibit I – Agency Correspondence) are contained within this report.

The business hours currently vary throughout the week, as follows:

DAY OR DAYS	OPENING TIME	CLOSING TIME
Sunday	2:00 p.m.	9:00 p.m.
Monday through Thursday	11:00 a.m.	9:00 p.m.
Friday and Saturday	11:00 a.m.	10:00 p.m.

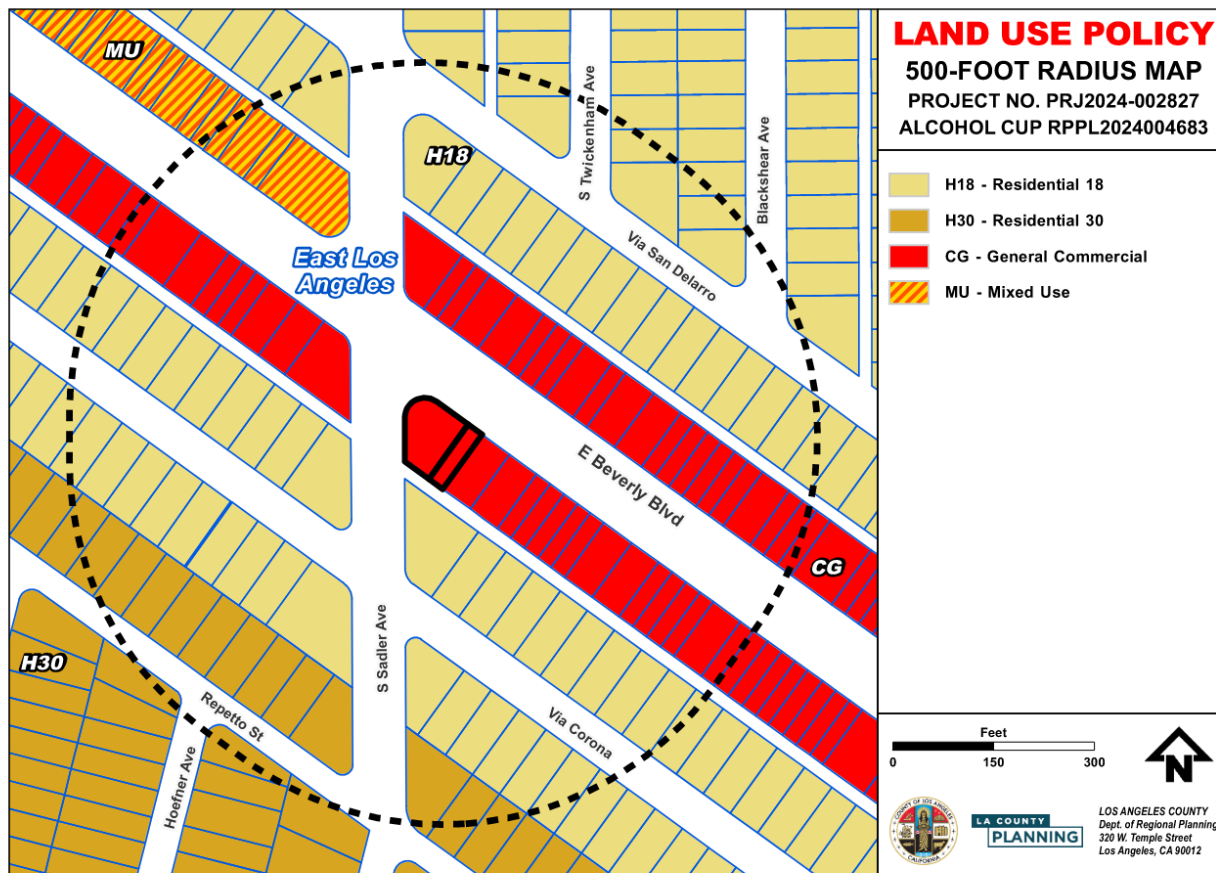
If this CUP is approved, Staff recommends that alcoholic beverage sales be limited from 11:00 a.m. to 10:00 p.m., daily. This limitation would restrict alcoholic beverage sales too

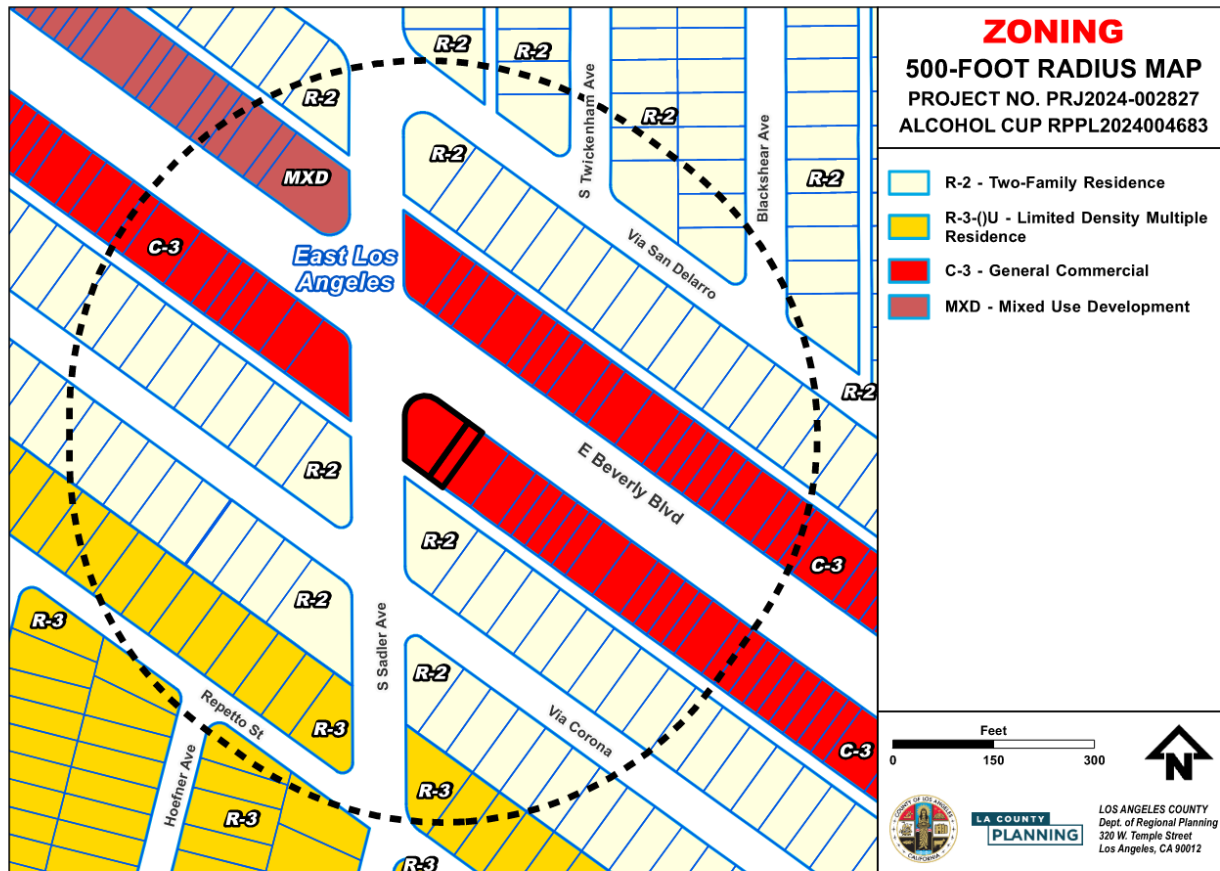
early or too late in the day. This limitation is also consistent with the current operating hours while providing flexibility if the restaurant decides to subsequently expand its operating hours by opening before 2:00 p.m. on Sundays and/or by staying open after 9:00 p.m. on Mondays through Thursdays and/or on Sundays.

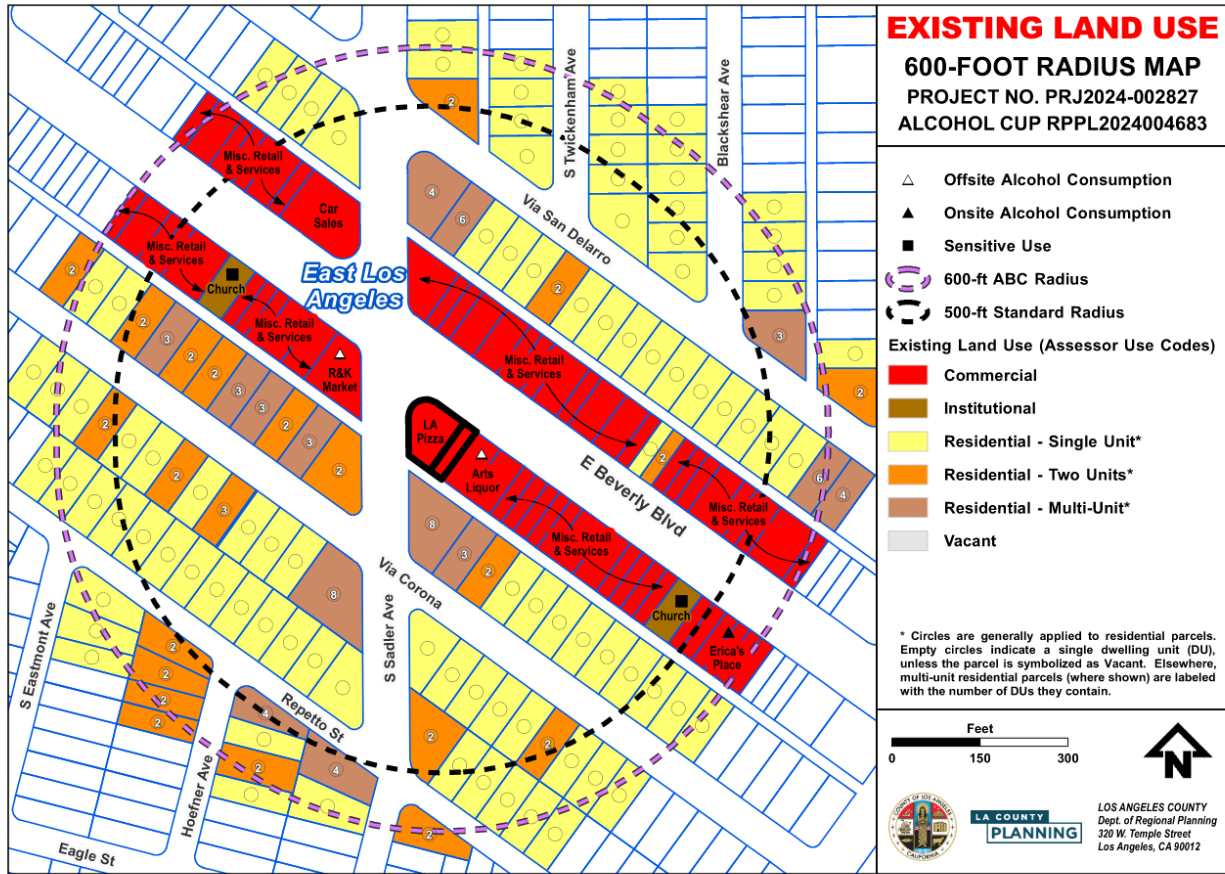
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	METRO AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3 (General Commercial)	Restaurant
NORTH	CG, MU (Mixed Use), H18 (Residential 18 – 18 Dwelling Units per Net Acre Maximum Density)	CG, MXD (Mixed Use Development), R-2 (Two-Family Residence)	Offices, dental clinics, multifamily residences (“MFRs”), single-family residences (“SFRs”)
EAST	CG, H18	C-3, R-2	Liquor store, MFRs, offices, retail, SFRs
SOUTH	H18, H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Density)	R-2, R-3 (Limited Density Multiple Residence)	MFRs, SFRs
WEST	CG, H18, H30	C-3, R-2, R-3	Liquor store, MFRs, offices, SFRs







PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
2023	C-3 (General Commercial)	December 14, 1931

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Building Permit No. 98376	Construct a new restaurant.	Issued on January 14, 1948.
Building Permit No. 10248	Construct a new freestanding sign.	Issued on April 22, 1948.
Business License Referral	Zoning clearance for Public Eating and Four (4) Coin Games.	Cleared on March 14, 1985.

Business License Referral	Zoning clearance for Public Eating.	Cleared on February 26, 1987.
Business License Referral	Zoning clearance for Public Eating.	Cleared on July 1, 1987.
Business License Referral	Zoning clearance for Public Eating and Four (4) Coin Games.	Cleared on August 4, 1988.
Business License Referral	Zoning clearance for Public Eating.	Cleared on November 21, 1991.
Business License Referral	Zoning clearance for Public Eating and Four (4) Coin Games.	Cleared on April 18, 1994.
Business License Referral	Zoning clearance for Public Eating and Four (4) Coin Games.	Cleared on February 12, 1996.
Business License Referral	Zoning clearance for Public Eating.	Cleared on September 30, 1996.
Business License Referral	Zoning clearance for Public Eating.	Cleared on April 18, 1997.
Business License Referral	Zoning clearance for Four (4) Coin Games.	Cleared on June 19, 1997.
Business License Referral	Zoning clearance for Public Eating and Four (4) Coin Games.	Cleared on March 23, 1998.
Business License Referral	Zoning clearance for Public Eating.	Cleared on June 10, 1999.
Business License Referral	Zoning clearance for Public Eating.	Cleared on February 2, 2004.
Business License Referral No. RPPL2018001974	Zoning clearance for Public Eating.	Cleared on April 18, 2018.
Business License Referral No. RPPL2024002065	Zoning clearance for Public Eating.	Cleared on April 17, 2024.

C. Violations

There are no previous zoning violations reported at the Project Site.

ANALYSIS

A. Land Use Compatibility

The Project Site is developed with a restaurant and surface parking lot located on the southeast corner of East Beverly Boulevard and South Sadler Boulevard. The Project Site is surrounded by other commercial uses to its northwest and southeast along East Beverly Boulevard, as well as multifamily and single-family residential uses to its southwest and

northeast. The Project Site is buffered from residential uses by South Sadler Boulevard to the west, a 20-foot-wide alley to the south, and other commercial uses along East Beverly Boulevard. Given the existing development of land described above, and with the establishment of adequate operational controls in the recommended conditions of approval, including the restricted hours of alcoholic beverage sales, the proposed accessory sale of alcoholic beverages for on-site consumption in the existing restaurant is compatible with all these surrounding uses in the area.

B. Neighborhood Impact (Need/Convenience Assessment)

The accessory sale of alcoholic beverages (beer and wine) for on-site consumption at the Project Site is appropriate and is not anticipated to result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of approval. Alcoholic beverage sales will be restricted to orders of food and will not be permitted for off-site consumption. The addition of alcoholic beverage sales to the restaurant's existing offerings will give customers the option to purchase beer and wine together with their dine-in meal.

There is currently one (1) other business with an ABC License for the sale of alcoholic beverages for on-site consumption within 600 feet of the Project Site, and two (2) businesses with ABC Licenses for the sale of alcoholic beverages for off-site consumption within this radius. There are two (2) sensitive uses, both religious institutions, within 600 feet of the Project Site. Pursuant to the recommended conditions of approval, alcoholic beverages may only be served with an order of food and must be consumed within the designated seating areas of the restaurant. While most properties fronting East Beverly Boulevard have been developed with commercial uses, properties to the southwest and northeast of that corridor are predominantly multifamily and single-family residential uses. These residential neighborhoods are sufficiently buffered from the Project Site by existing structures and a 20-foot-wide alleyway. The sale of alcoholic beverages at the restaurant is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of approval.

Public Convenience or Necessity

The Project Site is located in Crime Reporting District No. 285 and, in a report dated September 12, 2024, ABC determined that it is a High Crime Reporting District. Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Regional Planning Commission ("Commission") must make a finding of public convenience or necessity when a requested use is located in a High Crime Reporting District.

In a letter dated March 9, 2026, the Sheriff did not report any concerns about the establishment and requested that the Applicant maintain active and functional surveillance recording equipment and retain recordings for a minimum of 30 days to assist

law enforcement. The Sheriff also requested that any graffiti be removed immediately upon discovery. The Project Site averaged five (5) calls for service per year during the five-year look back period, and these calls were routine in nature. Both the ABC report and the Sheriff's letter (Exhibit I – Agency Correspondence) are contained within this report.

The public convenience of allowing the patrons of the subject restaurant to purchase beer and wine together with an order of food outweighs the fact that the Project Site is in a High Crime Reporting District. However, this needs to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (Exhibit J – Reference Documents). Because of these documented adverse effects, Staff recommends that the Commission can make a finding of public convenience or necessity only if the sale of alcoholic beverages for on-site consumption is limited from 11:00 a.m. to 10:00 p.m., daily, due to the close proximity of residential uses. This limitation precludes the sale of alcoholic beverages at the restaurant either too early or too late in the day. Accordingly, one of the draft conditions of approval will limit the sale of alcoholic beverages for on-site consumption at the restaurant to the hours mentioned above.

Community Outreach

As recommended by Staff, the Applicant conducted outreach prior to the Commission's public hearing on the Project. During the month of May 2025, the Applicant conducted door-to-door outreach to the surrounding residential area and posted a petition at the Project Site for restaurant customers. The Applicant submitted a petition with over 80 signatures indicating support of the CUP request. Outreach was conducted primarily in Spanish, which is the most prevalent language in the East Los Angeles community. During the month of February 2026, the Applicant presented the Project to the Maravilla Community Advisory Committee, a local group of East Los Angeles residents, homeowners, business owners, and community stakeholders. Additionally, Staff reached out to Bienestar, a community-based social services organization, to introduce the Project. Neither group has expressed significant concerns about the Project to Staff before the time of report preparation.

C. Design Compatibility

Pursuant to County Code Sections 22.20.040 and 22.20.050 (Development Standards for Commercial Zones), the Project Site is subject to the development standards of the C-3 Zone. The Project does not include any physical improvements or modifications at the Project Site at this time. Any future tenant improvement or change of use may be subject to review by LA County Planning. Therefore, this CUP will have no effect on the design compatibility of the existing structures at the Project Site. The Project Site is also located within the Metro Planning Area Standards District and the East Los Angeles Community Standards District. However, pursuant to County Code Section 22.364.040 (Applicability), no relevant regulations apply to this Project because there is no development, expansion, or change of primary use proposed.

GENERAL PLAN/AREA PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Metro 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 County Code Sections 22.158.050 (Conditional Use Permits Findings and Decisions) and 22.140.030 (Alcoholic Beverage Sales). The Burden of Proof with the 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 the Project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is the sale of alcoholic beverages (beer and wine) for on-site consumption as an accessory use in an existing restaurant. No modifications or physical development are proposed. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway, or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the Commission determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The Sheriff, in a letter dated March 9, 2026, indicated that they do not object to approval of the CUP.

B. Other Agency Comments and Recommendations

ABC, in a report dated September 12, 2024, indicated that the Project Site is:

- Not located in a Census Tract that is overconcentrated with ABC Licenses for the sale of alcoholic beverages for on-site consumption, and
- Located in a High Crime Reporting District as defined and determined by ABC.

C. Public Comments

Staff has not received any comments from the public at the time of report preparation.

Report
Reviewed By: *Melissa Reyes* For Elsa M. Rodriguez
Elsa M. Rodriguez, Acting Supervising Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Reference Documents (listed below)

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. December 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. May 2014.
<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>

SADLER

BEVERLY

Legal Description
 LOT 49 AND POR. LOT 50, , TRACT No. 10665,
 M.B. 164-9/12, SEE APPLICATION
 A.P.N. 6342-001-001 & 6342-001-002
 Zone: C-3

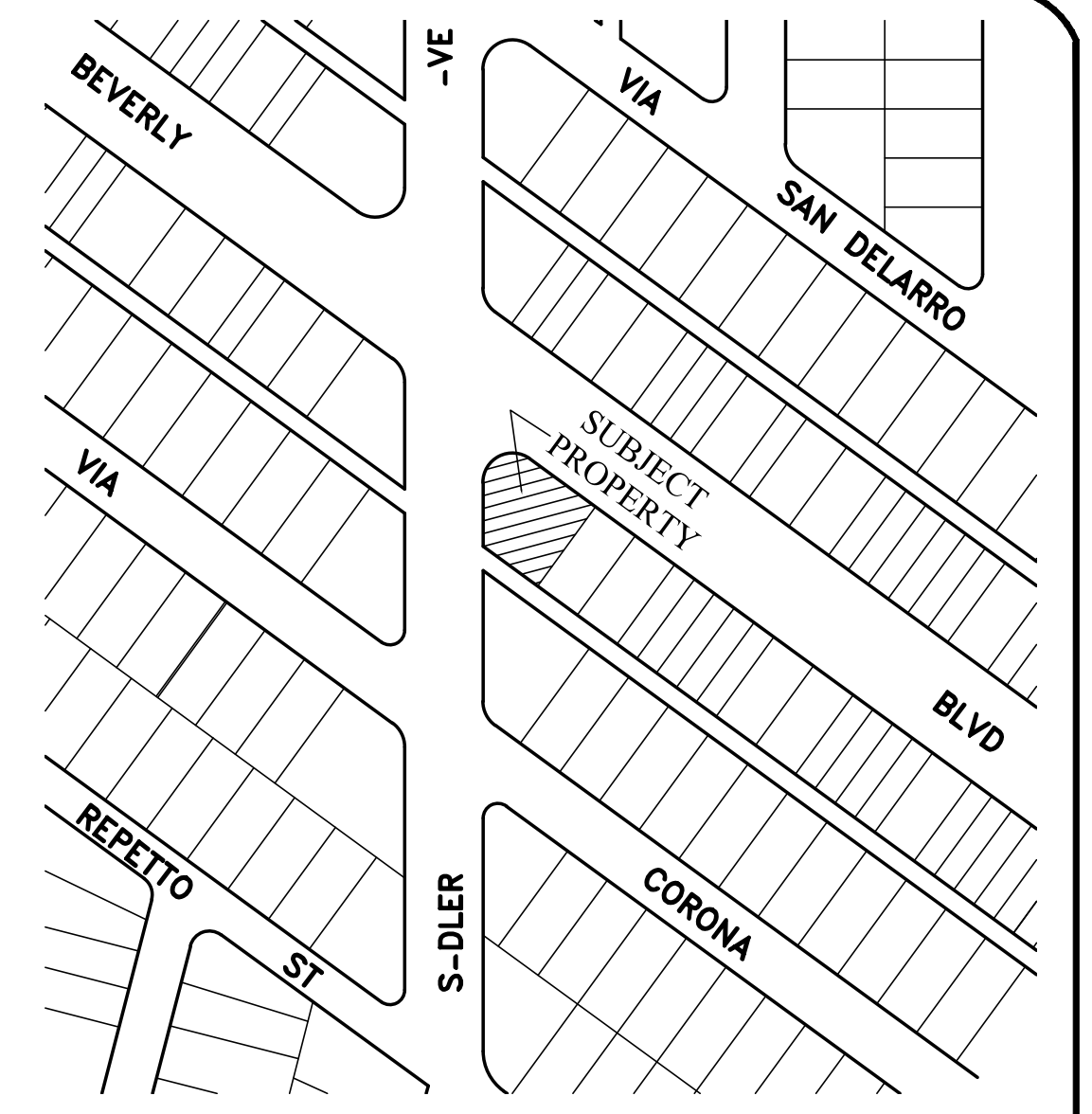
Parcel Gross Acreage = 1.73
 Parcel Net Acreage = 0.22
 Total Site Area = 9,600 Sq.Ft.

Floor Area = 1,921 Sq.Ft.

Parking Provided

Standard Spaces = 13 Spaces
 Handicapped Spaces (17' x 18' Typ.) = 1 Spaces
 Total Spaces Provided = 14 Spaces

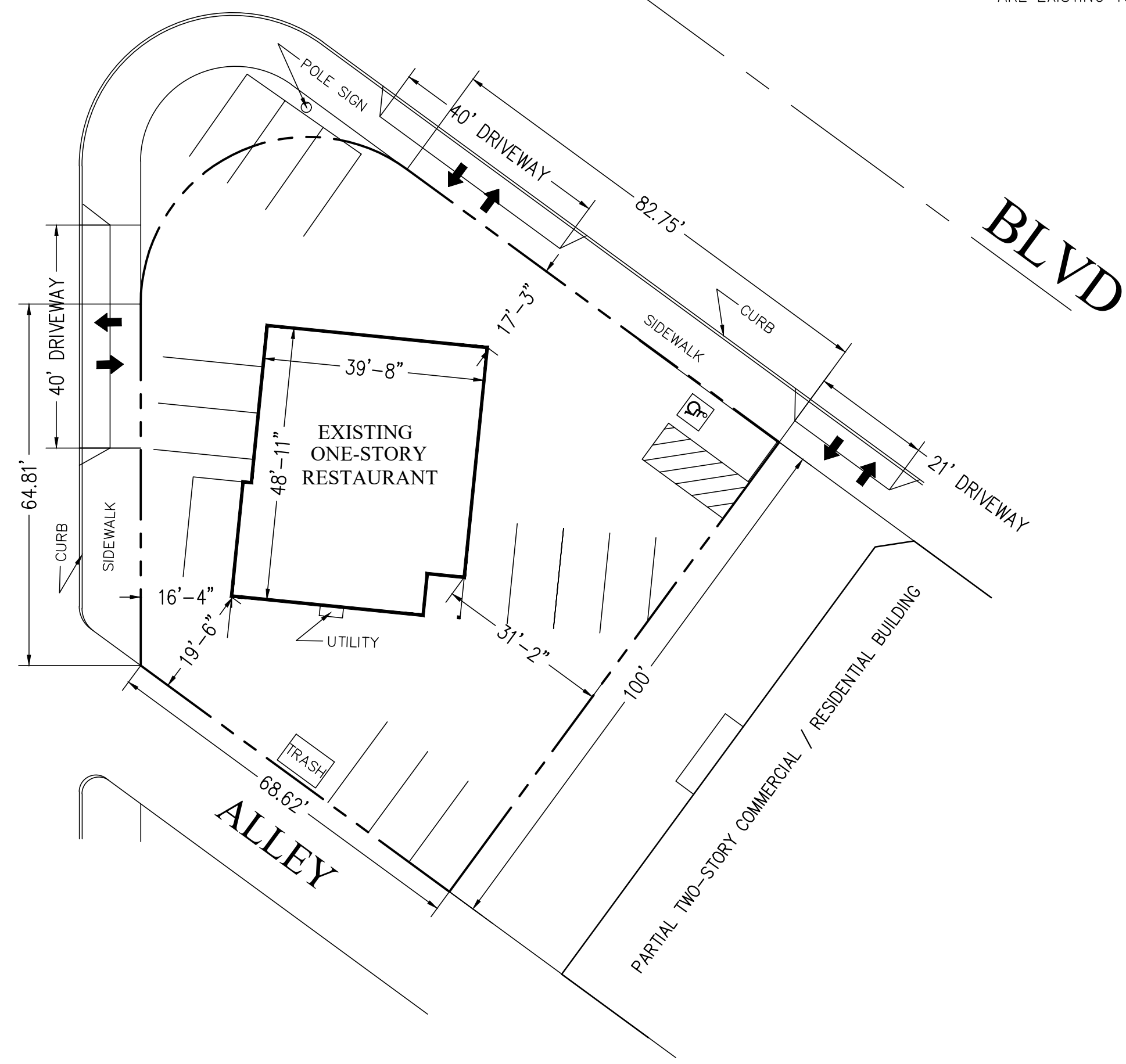
NOTES:
 ALL STRUCTURES, LANDSCAPING AND PARKING LAYOUT
 ARE EXISTING TO REMAIN.



VICINITY MAP

SCALE: N.T.S.

ZM 24-808
CADFILE: ELA BEVERLY-SP-FP



AVE

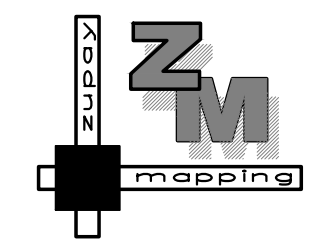
BLVD

ALLEY

PARTIAL TWO-STORY COMMERCIAL / RESIDENTIAL BUILDING

SITE PLAN

SCALE: 1" = 20'



ZUPAY MAPPING SERVICE
 13645 SH-BLOW -VE.
 SYLM-R, C- 91342
 818-835-0000
 ZUP-Y1@-OL.COM

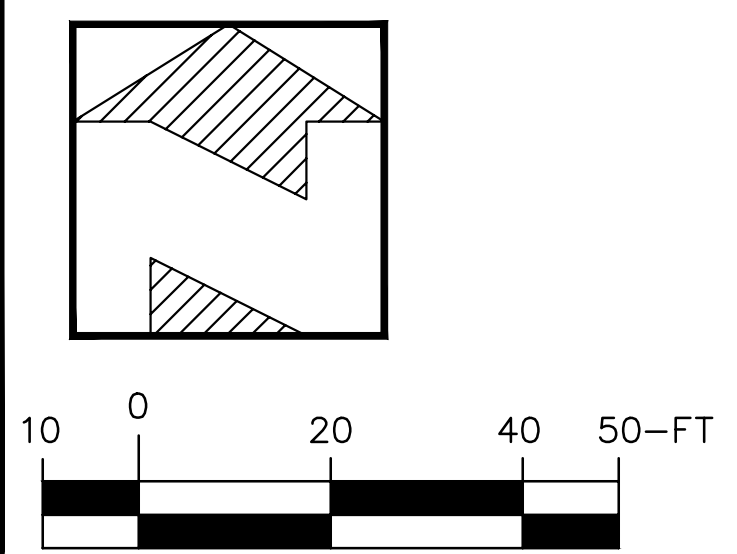
REPRESENTATIVE:
 SHERRIE OLSON
 1030 N MOUNTAIN AVE., #190
 ONTARIO, CA 91762
 909-513-1816

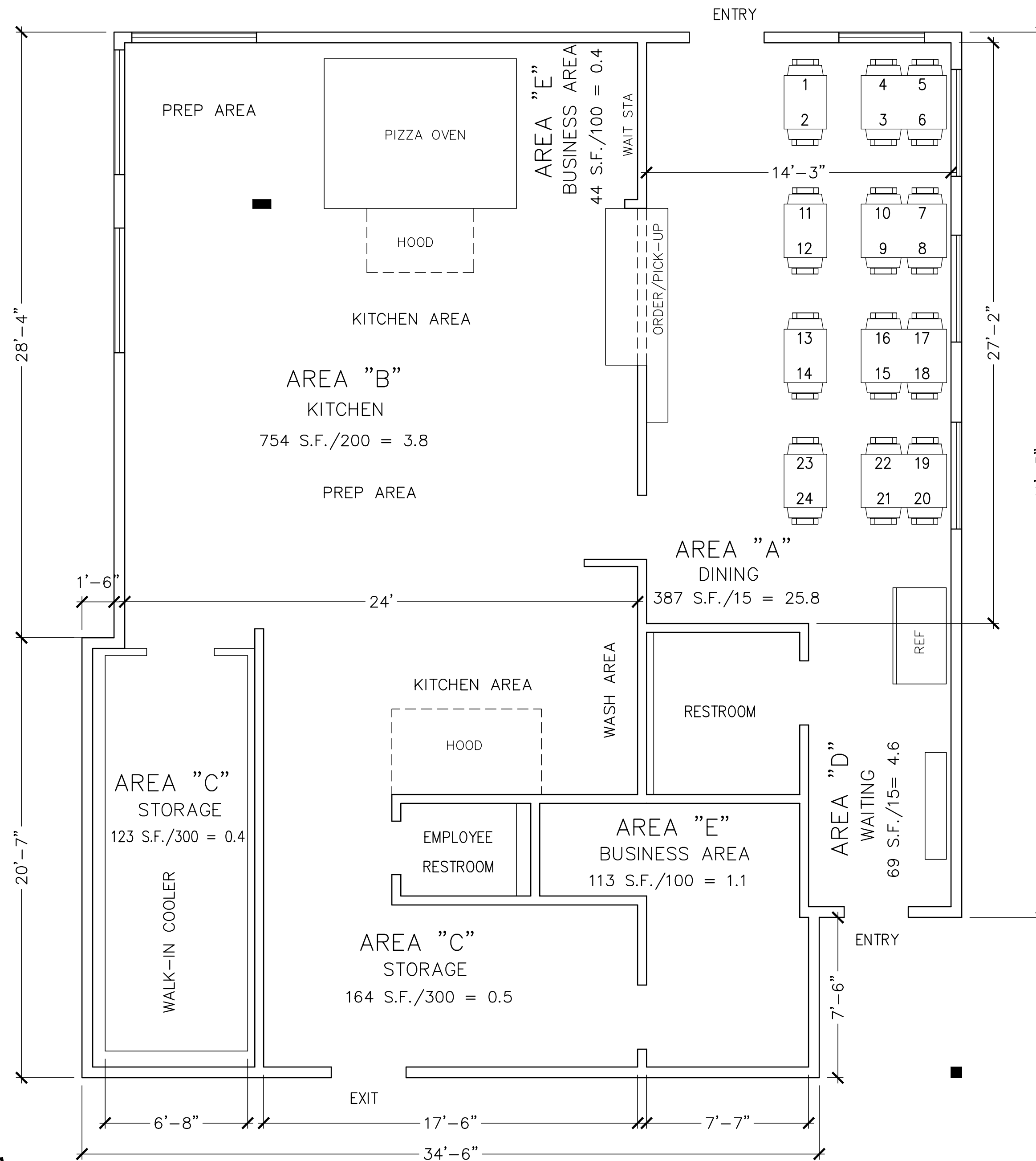
APPLICANT:
 L A PIZZA & MEDITERRANEAN KITCHEN
 5616 E BEVERLY BOULEVARD
 EAST LOS ANGELES, CA 90022

LAND OWNER:
 THE NACKOUD BROTHERS, LLC
 24301 MAIN STREET
 NEWHALL, CA 91321

SITUS:
 L A PIZZA
 5616 E BEVERLY BOULEVARD
 EAST LOS ANGELES, CA 90022

CASE No:
 DATE: JUNE 11, 2024
 REVISION: APRIL 4, 2026





OCCUPANCY LOAD	
AREA "A" =	25.8
AREA "B" =	5.9
AREA "C" =	0.9
AREA "D" =	4.6
AREA "E" =	1.5
TOTAL OCCUPANCY =	38.7

SEATING CAPACITY = 24

FLOOR AREA = 1,921 SQ. FT.

ZM 24-808
CADFILE: ELA BEVERLY-SP-FP

FLOOR PLAN

PARKING EXHIBIT A

SCALE: 1/4" = 1'-0"

ZUPAY MAPPING SERVICE
 13645 SH-BLOW -VE.
 SYLM-R, C- 91342
 818-833-9059
 ZUP-Y1@-OL.COM

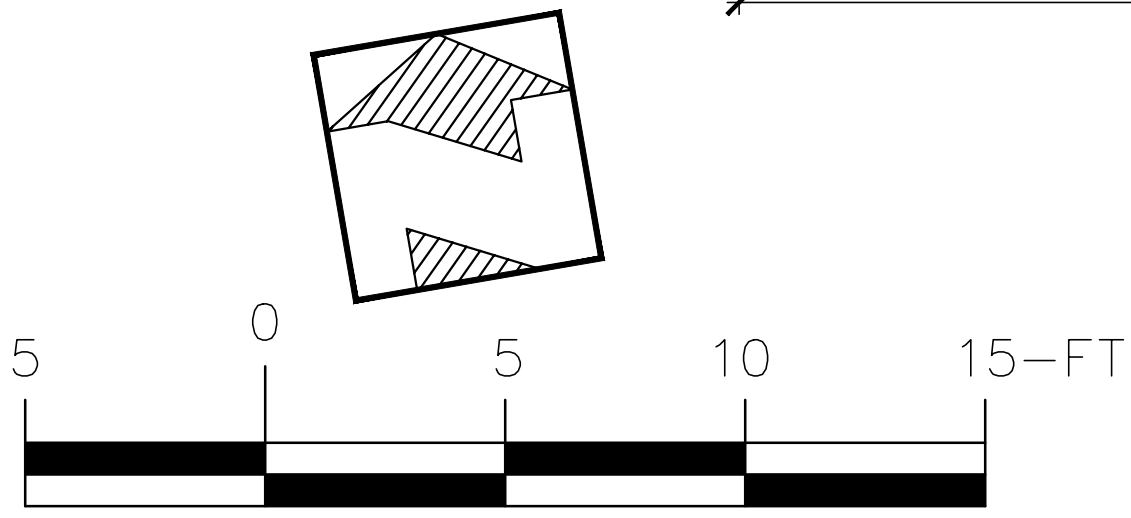
REPRESENTATIVE:
 SHERRIE OLSON
 1030 N MOUNTAIN AVE., #190
 ONTARIO, CA 91762
 909-513-1816

APPLICANT:
 L A PIZZA & MEDITERRANEAN KITCHEN
 5616 E BEVERLY BOULEVARD
 EAST LOS ANGELES, CA 90022

LAND OWNER:
 THE NACKOUD BROTHERS, LLC
 24301 MAIN STREET
 NEWHALL, CA 91321

SITUS:
 L A PIZZA
 5616 E BEVERLY BOULEVARD
 EAST LOS ANGELES, CA 90022

CASE No:
 DATE: JUNE 11, 2024
 REVISION APRIL 4, 2026:





PROJECT NUMBER PRJ2024-002827-(1)
HEARING DATE May 13, 2026
REQUESTED ENTITLEMENT
 Conditional Use Permit No. RPPL2024004683

PROJECT SUMMARY

OWNER / APPLICANT
 Sherrie Olson / Nackoud Brothers LLC

EXHIBIT DATE
 April 4, 2026

PROJECT OVERVIEW

To authorize the sale of alcoholic beverages (beer and wine) for on-site consumption, with a Type 41 California Department of Alcoholic Beverage Control (“ABC”) License, as an accessory use in an existing restaurant (“L.A. Pizza and Mediterranean Kitchen”). The restaurant is approximately 1,921 square feet in size, has 24 seats, and provides 14 on-site parking spaces. Staff recommends that alcoholic beverage sales be limited from 11:00 a.m. to 10:00 p.m., daily.

LOCATION
 5616 East Beverly Boulevard, East Los Angeles

ACCESS
 East Beverly Boulevard & South Sadler Avenue

ASSESSORS PARCEL NUMBERS
 6342-001-001 & 6342-001-002

SITE AREA
 0.17 Acres

GENERAL PLAN / LOCAL PLAN
 Metro Area Plan

ZONED DISTRICT
 East Side Unit No. 2

PLANNING AREA
 Metro

LAND USE DESIGNATION
 CG (General Commercial)

ZONE
 C-3 (General Commercial)

PROPOSED UNITS N/A (non-residential)
MAX DENSITY/UNITS 9 units maximum residential density

APPLICABLE STANDARDS DISTRICT(S)
 Metro Planning Area Standards District, East Los Angeles Community Standards District

ENVIRONMENTAL DETERMINATION (CEQA)
 Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Metro Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.140.030 (Alcoholic Beverage Sales Requirements)
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.20.030 (Land Use Regulations for Commercial Zones)

CASE PLANNER:

Evan Sahagun

PHONE NUMBER:

(213) 204 - 9939

E-MAIL ADDRESS:

ESahagun@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2024-002827-(1)
CONDITIONAL USE PERMIT NO. RPPL2024004683

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2024004683** on May 13, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Sherrie Olson on behalf of Nackoud Brothers LLC ("Permittee"), requests the CUP to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control (“ABC”) License as an accessory use in an existing restaurant (“Project”) located at 5616 East Beverly Boulevard in the unincorporated community of East Los Angeles (“Project Site”) in the C-3 (General Commercial) Zone pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
4. **ENTITLEMENT REQUIRED.** The CUP is required to authorize the sale of alcoholic beverages for on-site consumption in the C-3 Zone pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
5. **LOCATION.** The Project is located at 5616 East Beverly Boulevard within the East Side Unit No. 2 Zoned District and the Metro Planning Area.
6. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
Building Permit No. 98376	Construct a new restaurant.	Issued on January 14, 1948.
Building Permit No. 10248	Construct a new freestanding sign.	Issued on April 22, 1948.
Business License Referral	Zoning clearance for Public Eating and Four (4) Coin Games.	Cleared on March 14, 1985.
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Business License Referral No. RPPL2024002065	Zoning clearance for Public Eating.	Cleared on April 17, 2024.

7. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the Metro Area Plan (“Area Plan”) Land Use Policy Map.

8. **ZONING.** The Project Site is located in the East Side Unit No. 2 Zoned District and is currently zoned C-3. Pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales), a CUP is required to authorize the sale of alcoholic beverages for on-site consumption.

9. SURROUNDING LAND USES AND ZONING.

LOCATION	METRO AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG (General Commercial), MU	C-3 (General Commercial), MXD	Offices, dental clinics, multifamily

	(Mixed Use), H18 (Residential 18 – 18 Dwelling Units per Net Acre Maximum Density)	(Mixed Use Development), R-2 (Two-Family Residence)	residences (“MFRs”), single-family residences (“SFRs”)
EAST	CG, H18	C-3, R-2	Liquor store, MFRs, offices, retail, SFRs
SOUTH	H18, H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Density)	R-2, R-3 (Limited Density Multiple Residence)	MFRs, SFRs
WEST	CG, H18, H30	C-3, R-2, R-3	Liquor store, MFRs, offices, SFRs

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.17 acres in size and consists of two legal lots. The Project Site is trapezoidal in shape with flat topography and is developed with a restaurant building and surface parking.

B. Site Access

The Project Site is accessible via East Beverly Boulevard and South Sadler Avenue to the north and west, respectively. Access to the Project Site is provided via entrances/exits on both streets and the adjacent 20-foot-wide alley.

C. Site Plan

The existing site plan depicts the Project Site developed with a restaurant building at the intersection of East Beverly Boulevard and South Sadler Avenue. Uncovered parking is available surrounding the building. A trash collection area with no enclosure is located in the rear.

D. Parking

The Project Site includes a total of 14 existing parking spaces, including one accessible for persons with disabilities in accordance with the Americans with Disabilities Act. The parking spaces are directly accessible from all sides of the Project Site. Pursuant to County Code Section 22.112.070 (Required Parking Spaces), one parking space is required for every three persons based on the occupant load of all indoor and outdoor areas, or 10 spaces, whichever is greater. The existing restaurant has an occupancy load of 39 persons, which would require a minimum of 13 parking spaces. However, the Project Site is within one-half mile of the intersection of East Beverly Boulevard and South Atlantic Boulevard, which is a major transit stop as defined by California Public Resources Code section 21064.3. Therefore, pursuant to California Assembly Bill No. 2097 (“AB 2097”), minimum parking requirements do not apply to the Project.

11. **CEQA DETERMINATION.** Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("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 involves the sale of alcoholic beverages (beer and wine) for on-site consumption as an accessory use at an existing restaurant, with no physical expansion of a structure nor intensification of a use beyond that which is currently existing or in operation. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway, or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment.
12. **COMMUNITY OUTREACH.** During the month of May 2025, the Permittee voluntarily conducted door-to-door outreach to the surrounding residential area and posted a petition at the Project Site for restaurant customers. The Permittee submitted a petition with over 80 signatures indicating support of the CUP request. Outreach was conducted primarily in Spanish, which is the most prevalent language in the East Los Angeles community. During the month of February 2026, the Permittee voluntarily presented the Project to the Maravilla Community Advisory Committee ("MCAC"), a local group of East Los Angeles residents, homeowners, business owners, and community stakeholders. The MCAC did not express significant concerns about the Project to Staff. Additionally, Staff reached out to Bienestar, a community-based social services organization, to introduce the Project. The organization did not express any concerns about the Project to Staff.
13. **PUBLIC COMMENTS.** Staff did not receive any public comments before the Report to the Commission was issued on April 30, 2026.
14. **AGENCY RECOMMENDATIONS.**
 - A. County Sheriff's Department, East Los Angeles Station ("Sheriff"): Recommended clearance to public hearing with conditions in a letter dated March 9, 2026.
 - B. ABC: in a report dated September 12, 2024, indicated that the Project Site is:
 - i. Not located in a Census Tract overconcentrated with ABC Licenses for the sale of alcoholic beverages for on-site consumption, because seven licenses are allocated to the Census Tract and two licenses currently exist; and
 - ii. Located in a High Crime Reporting District as defined and determined by ABC.
15. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (Daily Journal) and property posting. On March 30, 2026, at least one

“Notice of Public Hearing” sign was posted on the Project Site, plainly visible from the public right-of-way on East Beverly Boulevard. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On March 17, 2026, a total of 438 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 14 notices to those on the courtesy mailing list for the East Side Unit No. 2 Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Commission 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 uses oriented toward the greater East Los Angeles area, such as a neighborhood restaurant with the accessory sale of alcoholic beverages for on-site consumption. The Commission further finds that the Project promotes the maintenance of an existing small-scale, community-serving businesses.

17. **GOALS AND POLICIES – GENERAL PLAN.** The Commission finds that the Project is consistent with the goals and policies of the General Plan, including the following:

- **Land Use Policy No. 5.2:** Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.
- **Land Use Policy No. 5.4:** Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.

The Project contributes to the diversity of commercial uses in the surrounding area because it expands the existing offerings of the restaurant with beer and wine together with a dine-in meal. The business would continue to function as a full-service restaurant with approval of the CUP and complement other existing commercial uses along East Beverly Boulevard. The Project will include conditions of approval that, among other things, will limit the sale of alcoholic beverages from 11:00 a.m. to 10:00 p.m., daily. These restrictions will help to mitigate potential adverse impacts on the surrounding residential neighborhood while the restaurant expands their offerings to include beer and wine for on-site consumption. In consideration of these factors, the Project is consistent with the General Plan.

18. **GOALS AND POLICIES – AREA PLAN.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan, including the following:

AREAWIDE POLICIES

- **Land Use Policy No. 2.5: Small-Scale Commercial.** Ensure that established commercial and mixed-use corridors continue to provide small and moderate-sized commercial spaces for neighborhood serving uses, while expanding opportunities for small-scale commercial uses.

- **Land Use Policy No. 11.1: Public Engagement.** Increase public knowledge of planning processes and continuously engage community organizations, stakeholders, and traditionally under-represented groups in the planning process.

COMMUNITY-SPECIFIC POLICIES

- **East Los Angeles Policy No. 5.2: Existing Commercial Businesses.** Preserve existing markets and small businesses that provide specialty goods and services and/or desirable commercial uses or cultural institutions that cater to the community.

The Project would expand the offerings of an existing restaurant located on East Beverly Boulevard, which is a heavily traveled commercial corridor. The restaurant will continue to function as a full-service restaurant, which would be maintained with approval of the CUP. Prior to the Commission's public hearing on the Project, the Permittee voluntarily sought input from nearby residents and community-based organizations local to East Los Angeles, as indicated in Finding No. 12 (Community Outreach), above. In doing so, the Permittee demonstrated their commitment to increasing public knowledge of the Project. In consideration of these factors, the Project is consistent with the Area Plan.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-3 zoning classification because the accessory sale of alcoholic beverages for on-site consumption is permitted in such zone with a CUP, while the primary use of a restaurant, without outdoor dining or drive-through facilities, is permitted in such zone with a Ministerial Site Plan Review pursuant to County Code Sections 22.20.030 (Land Use Regulations for Commercial Zones) and 22.140.030 (Alcoholic Beverage Sales).
20. **REQUIRED YARDS.** The Commission finds that no yards are required for nonresidential uses in the C-3 Zone.
21. **HEIGHT.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.20.040 (Development Standards for Commercial Zones) and 22.364.080.C.2.h (Maximum Building Height in Zones C-3, C-M and MXD). The existing one-story building is 11 feet tall, within the maximum allowable building height of 40 feet.
22. **FLOOR AREA RATIO ("FAR").** The Commission finds that the Project is consistent with the standard identified in the General Plan Land Use Policy Table, which allows a maximum FAR of 1.0. The existing restaurant has a floor area of 1,921 square feet on a net 9,867-square-foot lot, resulting in a FAR of 0.2, which is within the maximum allowable FAR.
23. **LOT COVERAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.20.040 (Development Standards for Commercial Uses), which allows a maximum lot coverage of ninety percent (90%).

The existing restaurant has a floor area of 1,921 square feet, occupying the 9,867-square-foot lot, for a lot coverage of approximately nineteen and one-half percent (19.5%), within the allowable lot coverage.

24. **PARKING.** The Commission finds that the Project is exempt from the standards identified in County Code Section 22.112.070 (Required Parking Spaces), which requires one parking space for every three persons based on the occupant load of all indoor and outdoor areas, or 10 spaces, whichever is greater. The existing restaurant has an occupancy load of 39 persons, which would require a minimum of 13 parking spaces. Pursuant to AB 2097, minimum parking requirements do not apply to the Project because the Project Site is located less than half a mile from the intersection of East Beverly Boulevard and South Atlantic Boulevard, which is a major transit stop as defined in California Public Resources Code section 21064.3. 14 parking spaces are voluntarily provided on the Project Site.
25. **BICYCLE PARKING.** The Commission finds that the Project is not consistent with the standards identified in County Code Section 22.112.100.A (Required Bicycle Parking Spaces), which require one short-term and one long-term space for every 5,000 square feet of floor area, but no less than two short-term spaces and four long-term spaces. The Project Site does not have any bicycle parking spaces and was developed in 1948, prior to the effective date of bicycle parking requirements for commercial uses. Furthermore, pursuant to County Code Section 22.112.020.C (Applicability), these requirements do not apply to the Project because it does not involve a new building or structure or a floor area addition to the existing restaurant. Therefore, the Commission finds that the Project is legal nonconforming with respect to these standards.
26. **LOADING SPACES.** The Commission finds that the Project is consistent with respect to the standards identified in County Code Section 22.112.120 (Loading Spaces), which do not require loading spaces for commercial uses having less than 5,000 square feet in floor area, because the existing restaurant on the Project Site has a floor area of 1,921 square feet. Furthermore, pursuant to County Code Sections 22.112.020.A (Applicability) and 22.364.070.B.1.b (Parking and Loading for Existing Structures), these requirements do not apply to the Project because it does not involve a new building or structure, an intensification of primary use, or a floor area addition to the existing restaurant.
27. **SIGNS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.114 (Signs) and County Code Section 22.364.070.B.f (Signage). Wall signage is allowed with up to three square feet of sign area per linear foot of building frontage, with a maximum letter height of two feet. The existing restaurant does not have a wall sign. A freestanding sign is allowed with up to 150 square feet plus three-fourths square feet of sign area for each foot of street or highway frontage in excess of 100 feet. The lot frontage on East Beverly Boulevard of 57 feet and nine inches and the lot frontage on South Sadler Avenue of 64 feet and 10 inches allows up to 167 square feet in sign area. The Project Site has an existing freestanding sign with a sign area of 32 square feet on each side. County Code Section 22.364.070.B.f.ii (Prohibited Signage or Sign Elements) does not apply to existing freestanding signs.

28. **LANDSCAPING.** The Commission finds that the Project is not consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Zones), which requires that at least 10 percent of the 9,867-square-foot lot area, or approximately 987 square feet, be landscaped. The Project Site does not have any landscaping and was developed in 1948, prior to landscaping requirements in the C-3 Zone, which became effective in 1983. Therefore, the Commission finds that the Project is legal nonconforming with respect to this standard.
29. **TREE PLANTING.** The Commission finds that the Project is not consistent with County Code Section 22.126.030 (Tree Requirements), which requires that a minimum of three (3) trees for every 10,000 square feet of developed lot area, or three (3) trees, be planted. The Project Site does not have any trees and was developed in 1948, prior to tree planting requirements in the C-3 Zone, which became effective in 2016. Therefore, the Commission finds that the Project is legal nonconforming with respect to this standard. Furthermore, the Commission finds that this standard does not apply to the Project pursuant to County Code Section 22.126.020 (Applicability) because the Project does not include any new floor area or any new uncovered parking spaces.
30. **ALCOHOLIC BEVERAGE SALES.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.030 (Alcoholic Beverage Sales). Operational standards for the sale of alcoholic beverages have been incorporated into the conditions of approval for the CUP, including but not limited to requiring the continuous availability of a cook and food service, restricting alcoholic beverage sales to purchases of food for on-site consumption, and requiring the participation of employees in relevant training in alcoholic beverage sales.
31. **PLANNING AREA STANDARDS DISTRICT (“PASD”).** The Commission finds that the Project is not consistent with County Code Chapter 22.364 (Metro PASD), including but not limited to County Code Sections 22.364.070 (PASD Zone Specific Development Standards) and 22.364.080 (East Los Angeles Community Standards District), which imposes areawide and community-specific development standards for new development the C-3 Zone, including, but not limited to:
- a. Required building frontage design elements;
 - b. Required architectural elements, such as height articulation, primary pedestrian entrance, wall surface materials, wall openings, awnings and canopies;
 - c. New freestanding signs are prohibited; and
 - d. Parking areas must be accessed through the alley, not the street.

The Project Site was not designed with one of the specified building frontage types and does not incorporate the required architectural elements. There is an existing freestanding sign, and parking is accessible to both East Beverly Boulevard and South Sadler Avenue via curb cuts. The Project Site was developed in 1948, prior to these requirements in the PASD, which became effective in 2024. Therefore, the Commission finds that the Project is legal nonconforming with respect to these standards. Furthermore, the Commission finds that these standards do not apply to

the Project pursuant to County Code Section 22.364.040 (Applicability) because the Project does not include any new development, expansion, or change of primary use.

CONDITIONAL USE PERMIT FINDINGS

32. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project Site is developed for commercial use in a commercial zone and the Project is the sale of alcoholic beverages for on-site consumption as an accessory use to the existing restaurant. The Project contributes to a variety of commercial and retail services available to local residents. The Project Site is adequate in size for the operation of a restaurant with the sale of alcoholic beverages and is located on East Beverly Boulevard, a heavily traveled commercial corridor. With the recommended conditions of approval for the CUP, the Project is not anticipated to adversely impact or endanger persons in the nearby vicinity, nor to constitute a menace to the public health, safety, or general welfare.
33. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is consistent with applicable required standards in Title 22, although it is legal nonconforming with respect to certain standards, such as landscaping, because the Project Site was developed in 1948. The 14 existing parking spaces are adequate to meet the needs of this restaurant. The existing floor plan provides adequate space to carry out all business activities in compliance with County regulations. The Project integrates well into the surrounding area due to its proximity to a variety of other local-serving commercial uses along East Beverly Boulevard.
34. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is served by East Beverly Boulevard, which is an existing 100-foot-wide Major Highway mapped on the County's Master Plan of Highways. East Beverly Boulevard is also a high-quality transit corridor served by Montebello Bus Line 40. The adjacent roads and sidewalks are adequate in size and width for vehicle and pedestrian traffic, respectively, to and from the Project Site. The Project Site is adequately served by public water and sewer systems, and no public infrastructure improvements are necessary because no expansion is proposed.
35. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS

36. **The Commission finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There are two (2) sensitive uses within a 600-foot radius around the Project Site, which are both places used for religious worship. They are both located on East Beverly Boulevard, to the northwest and southeast of the Project Site. These uses are sufficiently buffered from the Project Site by the roadway and existing structures. The Sheriff did not report any notable concerns about the establishment. With the imposition of operational controls, such as limiting the hours when the restaurant can sell alcoholic beverages, requiring the continuous availability of a cook and food service, and restricting alcoholic beverage sales to purchases of food for on-site consumption, the sale of beer and wine for on-site consumption is not anticipated to adversely affect these surrounding sensitive uses.
37. **The Commission finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The Project Site is adequate in size for the continued operation of a restaurant with the sale of alcoholic beverages for on-site consumption and is located within an existing commercial building on East Beverly Boulevard, a heavily traveled commercial corridor. The Project Site is located at the intersection of East Beverly Boulevard and South Sadler Avenue. The Project Site is sufficiently buffered from the residential neighborhood to its south by an existing 20-foot-wide alley. Requirements for exterior lighting and surveillance recording equipment, among others, will help to ensure that the requested use will not adversely affect the surrounding area.
38. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The Project contributes to the diversity of commercial uses in the surrounding area because it expands the existing restaurant offerings with beer and wine together with a dine-in meal. The business will continue to operate primarily as a full-service restaurant with approval of the CUP. By allowing the sale of beer and wine for on-site consumption, local patrons may enjoy alcoholic beverages with their meal rather than traveling to other locations or communities with these offerings. With the conditions of approval for the CUP, the Project is not anticipated to adversely affect the economic welfare of the surrounding community.
39. **The Commission finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The accessory sale of alcoholic beverages for on-site consumption will not change the exterior appearance of the existing restaurant. No modifications or physical development is being requested or proposed at this time. Any future tenant improvement will be subject to review against applicable zoning

requirements at that time. Therefore, the Project is not anticipated to cause blight, deterioration, or substantially diminish or impair property values within the community.

40. **The Commission finds that even though the proposed sale of alcoholic beverages 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 alcoholic beverages at the subject property contributes to the public convenience or necessity.** According to a report from ABC dated September 12, 2024, seven (7) licenses for the sale of alcoholic beverages for on-site consumption are allowed in the Census Tract where the Project Site is located (5302.02), while two (2) such licenses are currently active. This indicates that there is no overconcentration of alcoholic beverage sales for on-site consumption in this Census Tract, as defined and determined by ABC. In their report, ABC further indicated that the Project Site is located in a High Crime Reporting District, as defined and determined by ABC. However, the public convenience of allowing the patrons of the subject restaurant to enjoy beer and wine together with their dine-in meal outweighs these facts. The Project would allow its customers to enjoy these offerings at the subject restaurant instead of traveling to other locations.

ENVIRONMENTAL FINDINGS

41. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project involves the sale of alcoholic beverages (beer and wine) for on-site consumption as an accessory use at an existing restaurant. No modifications or physical development is being requested or proposed at this time. The Project Site is not located in an environmentally sensitive area, a hazardous waste site, nor a designated historic district. There are no significant cumulative impacts nor unusual circumstances associated with the Project. Therefore, there are no exceptions to the proposed categorical exemption, so the exemption still applies to the Project.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION 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. The public convenience for the requested use at the proposed location outweighs the fact that it is located in a High Crime Reporting District as defined and determined by ABC.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024004683**, subject to the attached conditions.

ACTION DATE: May 13, 2026

PROJECT NO. PRJ2024-002827-(1)
CONDITIONAL USE PERMIT NO. RPPL2024004683

EXHIBIT C
FINDINGS
PAGE 13 OF 13

Reserved for Commission's voting block.

MG:EMR:ERS

April 30, 2026

c: Each Commissioner, Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-002827-(1)
CONDITIONAL USE PERMIT NO. RPPL2024004683

PROJECT DESCRIPTION

The project is the sale of alcoholic beverages (beer and wine) for on-site consumption, with a Type 41 California Department of Alcohol Beverage Control (“ABC”) License, as an accessory use within 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 May 13, 2036.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue the sale of alcoholic beverages 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 (12) 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 Exhibit "A" on file. The Permittee shall deposit with the County the sum **\$2,350.00**, 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 **\$470.00** 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.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of 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 **July 13, 2026**.
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 staff member, 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).

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

20. **Loitering.** 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.
21. **State Training Program.** All persons who directly serve or are in the practice of selling alcoholic beverages, including employees, volunteers, 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 and/or volunteers 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, volunteers, the licensee, and all managers shall be provided to LA County Planning within ninety (90) days of the effective date of this grant, and subsequently within ninety (90) days of the hire date of all new employees, volunteers, and/or managers.

22. **Minimum Age to Purchase Alcoholic Beverages.** Alcoholic beverages shall only be sold or served to patrons age 21 or older. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
23. **Minimum Age to Handle Alcoholic Beverages.** Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties. Bartenders and cocktail waiters and waitresses shall be age 21 or older.
24. **Intoxicated Persons.** The Permittee and all managers, employees, and volunteers 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.
25. **Exterior 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.
26. **Temporary Signs.** Temporary signs or banners advertising alcoholic beverages "specials," "happy hour," or any similar promotions shall not be displayed on the exterior walls of fascia of the building.
27. **Public Telephones.** No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within ninety (90) days of the effective date of this grant.
28. **Address Number Sign.** 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.
29. **Exterior Lighting.** 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 required 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 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.

30. **Prohibited Security Doors and Windows.** Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
31. **Property Maintenance.** 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.
32. **Accompanying Food.** Alcoholic beverages shall be sold to patrons only when food is ordered and shall be consumed within the subject restaurant only. No alcoholic beverages may be sold in a take-out order.
33. **Food Preparation Staff.** The Permittee shall employ at least one (1) cook that is engaged in the preparation of meals for patrons during operating hours.
34. **Continuous Food Availability.** Food service shall be continuously provided during operating hours.
35. **Designated Driver Program.** The Permittee shall maintain a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-side card explaining this program shall be placed on all tables in the facility, or alternatively an explanation regarding this program may be printed on the menu. The program shall be explained in English and Spanish, which is the most prevalent language in the community.
36. **Rideshare and Law Enforcement Contact Information.** 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.
37. **Surveillance Recording Equipment.** Security cameras shall be maintained inside the restaurant and outside facing the parking lot; however, they shall not face an adjacent residential use. Recordings shall be retained for a minimum of thirty (30) days and shall be immediately produced upon request of any County Sheriff or LA County Planning staff member.
38. **Outdoor Uses.** There shall be no outdoor cooking, sales, storage, or displays of merchandise. Outdoor dining areas may be authorized by LA County Planning pursuant to Condition No. 18, above, but alcohol consumption shall be prohibited in those areas in accordance with Condition No. 44, below.
39. **Live Entertainment.** Any live entertainment, karaoke, dancing, or dance floor shall be prohibited at the premises unless authorized by LA County Planning pursuant to

Condition No. 18, above, and with any applicable permit required by Title 22 (Planning and Zoning) of the County Code.

40. **Health and Safety Code.** All applicable provisions of Title 11 (Health and Safety) of the County Code shall be observed in all areas of the restaurant.
41. **Noise Control.** Music or other audible noise at the premises shall comply with County Code Chapter 12.08 (Noise Control) to the satisfaction of the County Department of Public Health. There shall be no amplified sound or music outdoors.

PROJECT SITE-SPECIFIC CONDITIONS

42. **Scope of Approval.** This grant authorizes the sale of alcoholic beverages (beer and wine) for on-site consumption as an accessory use within an existing restaurant, as depicted on the approved plans marked Exhibit "A."
43. **Authorized Hours for Alcoholic Beverage Sales.** This grant authorizes the sale of alcoholic beverages from 11:00 a.m. to 10:00 p.m., daily.

The Permittee may, at their sole discretion, operate the restaurant outside of these hours, provided that no alcoholic beverages are sold.

44. **Areas for Alcohol Consumption.** There shall be no consumption of alcoholic beverages outside the designated seating areas of the subject restaurant, as depicted on the site and floor plans labeled Exhibit "A." The Permittee shall instruct all 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.

If outdoor dining areas are authorized by LA County Planning pursuant to Condition No. 18, above, alcohol consumption shall be prohibited in those areas.

45. **Prohibited Coin-Operated Games.** The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.

Conditional Use Permit Burden of Proof
Conditional Use Permit
5616 E Beverly Blvd, CA 90022

That the requested use at this location will not:

- A. The proposed location is located in a C3 commercial zone and the site is fully developed and sits in a major shopping center on Beverly Blvd and Sadler Ave. The surrounding area has compatible and similar uses that of the proposed use. The subject property is classified as commercial within the 1st Supervisor District. The existing Pizza restaurant is located and designed to encourage business and job growth within the city. Parking will be provided on site.
1. **The requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.** The sale of beer and wine is incidental to a full-service Pizza and Mediterranean Kitchen restaurant that provides a unique atmosphere and a variety of choices to serve those who live and work nearby and will permit them to patronize a neighborhood establishment. used for daily living. The applicant pride themselves on their new image, being the family restaurant and making a tremendous investment into the communities they serve. The restaurant and new improvements will only enhance and benefit the surrounding uses. This location will have state of the art security cameras and crime deterrence program that will help ensure the peace, comfort and welfare of the surrounding community. The approval of this project will allow the applicant to offer the community a variety of drink options that patrons are custom to find at this type of establishment.
 2. **This location will not be materially detrimental to the quiet use, enjoyment of property of others persons located in the vicinity of the site.** The conditions of approval will ensure that the use is maintained as a full-service restaurant and the inclusion of beer and wine is an incidental to its use. Given the urbanized location and encouraged mix of residential, commercial, retail, and entertainment in the area, this Pizza restaurant does enhance the aesthetic environment and improves the area by providing a well-lit site and a merchant presence on the site. In addition, the developed space encourages and bring in other merchants to the area and thus revitalize the surrounding area. The on-site of alcoholic beverages with the conditions of approval imposed by the county of Los Angeles will promote a diverse economy base and long-term economic contribution to the surrounding area. Residential zoned properties are buffered by, streets, alley, sidewalks landscaping with scrubs, trees and other businesses that separate this location. The building is designed to face away from residential uses and lighting is illuminated not to shine or disturb these residential uses nearby.
 3. **The approval of the conditional use permit will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.** The operation of the proposed use will provide a viable use, which residents and employees within the immediate area can benefit from. The

restaurant is appropriate in terms of the surrounding uses and offers a well-lit location for patrons to enjoy and feel safe. This location enhances the thriving area of this community of the subject property. This proposed request will allow the applicant to include beer and wine in restaurant that carries this offering at other like locations. This location will have very minimal noise impact; it will also offer a different environment and atmosphere. These properties will not be affected by allowing this inclusion of beer and wine to their offering in a full-service family restaurant. Furthermore, this full-service restaurant will operate 24 hours and has security measures such as: security cameras, sufficient parking lot lighting for safety of its customers and community and a zero-tolerance loitering program to protect our customers or any passerby.

- B. **This proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, loading facilities, landscaping and other development features prescribed in title 22, or otherwise required in order to integrate said use with the uses in the surrounding area.** The subject site is recently remodeled that enhances the local community. The restaurant improvements finishes advances the goal of the community. The project will continue to result in economic growth and promote jobs. Parking will be provided on site and will not create a traffic concern.
- C. **The proposed site is adequately served.** The building exterior appearance is consistent within the community.
1. The proposed site is served with sufficient streets and Highways to carry traffic flow. The proposed use and inclusion of beer and wine will not generate more traffic on this site. This site is fully developed and approved for this type of use in accordance with title 22.
 2. The proposed site is adequately served and no other public or private facilities are required.

Burden of Proof
Alcoholic Beverage Sales Section 22.56.195
5616 E Beverly Blvd, CA 90022

- 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' radius.** Our location is located at the SWC of Beverly Blvd and Sadler Ave and the nearby church's are buffered by streets and other businesses and residential which separate the uses. In addition, this use is separated by a major street across and down, a few blocks from one another. Our presence, cameras and exterior lighting will help to mitigate concerns and deter crime in the immediate area. This family restaurant will not adversely affect any portion of the surrounding area. LA Pizza & Mediterranean Kitchen family restaurant will be a responsible business owner and has operated other business with great success. Permitting the sale of beer and wine at this site will not change this, but will 'round-out the concept at this site. This request will only benefit the community, since there is no other business that offers the atmosphere and business/dining concept in the immediate area. Since the site is located in a prime commercial area, the diversity amongst the restaurant.
- B. **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.** Residential zoned and developed properties are buffered from sight and sound of other surrounding businesses, landscaping, alley and streets. These properties will not be affected by allowing beer and wine at a family neighborhood restaurant. This site will continue to enhance the area and continue to bring jobs in the area.
- C. **The requested use at the proposed location will not result in an undue concentration of similar premises;** Our location will be newly developed offering jobs and enhancing in a much-needed area. This requested use at the proposed location would not adversely affect the economic welfare of the surrounding community. The grant of this use will incorporate a number of conditions which address concerns that would otherwise be associated with this type of request. In addition, beer and wine will be incidental to the use in a full-service Pizza restaurant; it is nerveless necessary in order to provide the public a complete range of drink options and public convenience.
- D. **That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.** The subject property is zoned as commercial use. The proposed use will provide the area with a viable

use which residents and employees within the immediate area can benefit from approval. The applicant realizes that a healthy community translates to a healthy business, that is willing to accept the County's imposition of these conditions when a license is issued in order to ensure that the economic welfare is protected. In-short the applicant is committed to protecting the economic welfare of the community, and will take appropriate steps to do so. The sale of beer and wine will **not** threaten these important concerns.

- E. **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 not to cause a blight, deterioration, or substantially diminish or impair property values within said neighborhood.** The exterior appearance of the location will not be inconsistent with the surrounding community. This location is fully developed to the general plan and offers a use that continues to enhance property values.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 6, 2026
PROJECT NUMBER: PRJ2024-002827-(1)
PERMIT NUMBER: Conditional Use Permit (“CUP”) No. RPPL2024004683
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 5616 East Beverly Boulevard, East Los Angeles
OWNER: Nackoud Brothers LLC
APPLICANT: Sherrie Olson
CASE PLANNER: Evan Sahagun, Planner
ESahagun@planning.lacounty.gov

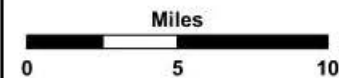
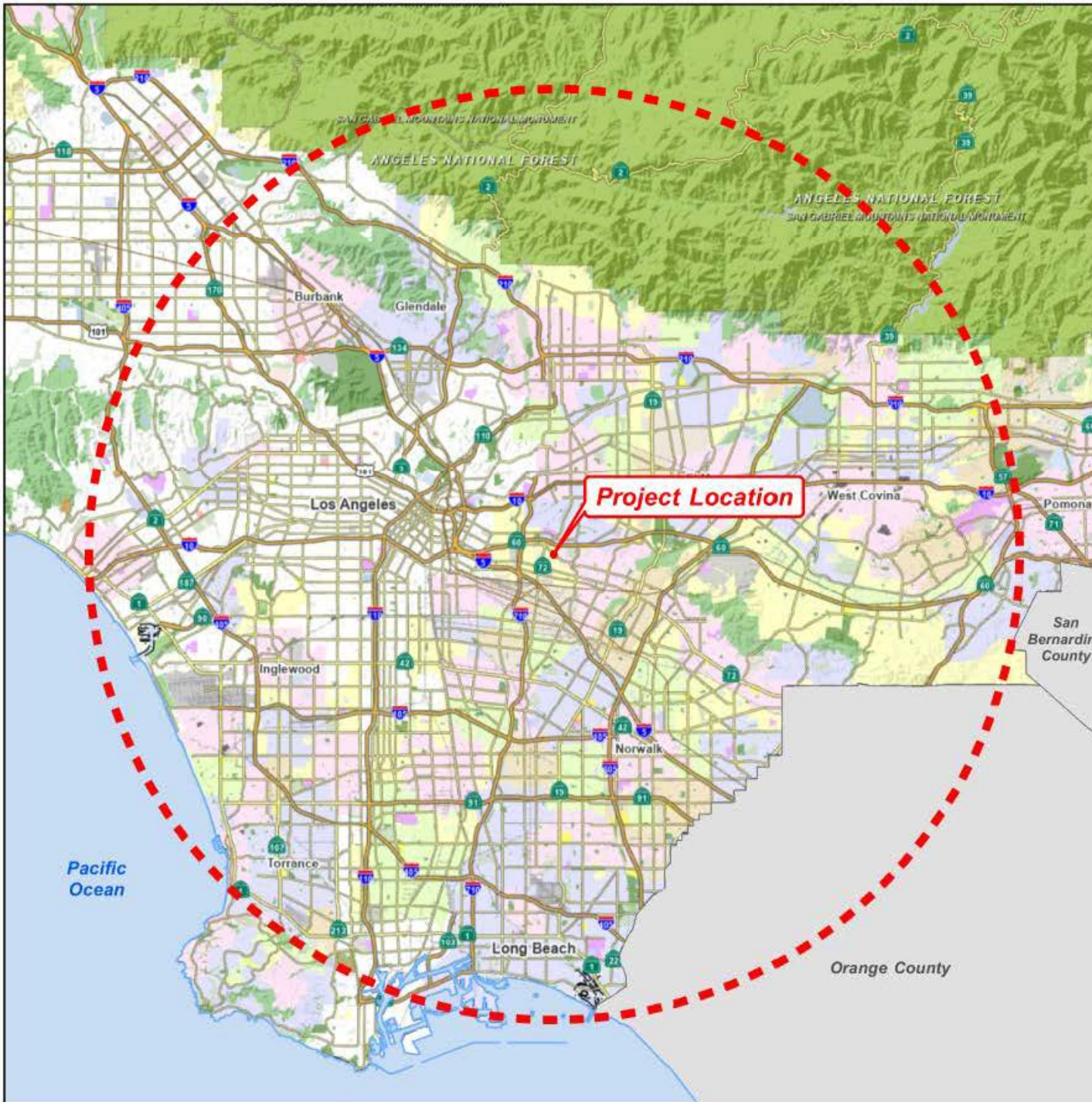
Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project is for the sale of alcoholic beverages (beer and wine) for on-site consumption as an accessory use in an existing restaurant. The Project does not include any construction nor a change of land use.

None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, the Project does not meet any exceptions to a Categorical Exemption. Staff recommends that the Regional Planning Commission determine that the Project is categorically exempt from CEQA.

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002827
ALCOHOL CUP RPPL2024004683



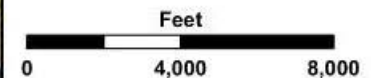
L.A. COUNTY
PLANNING

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

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002827
ALCOHOL CUP RPPL2024004683

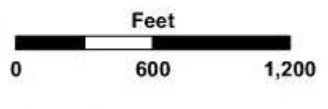


LA COUNTY
PLANNING

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

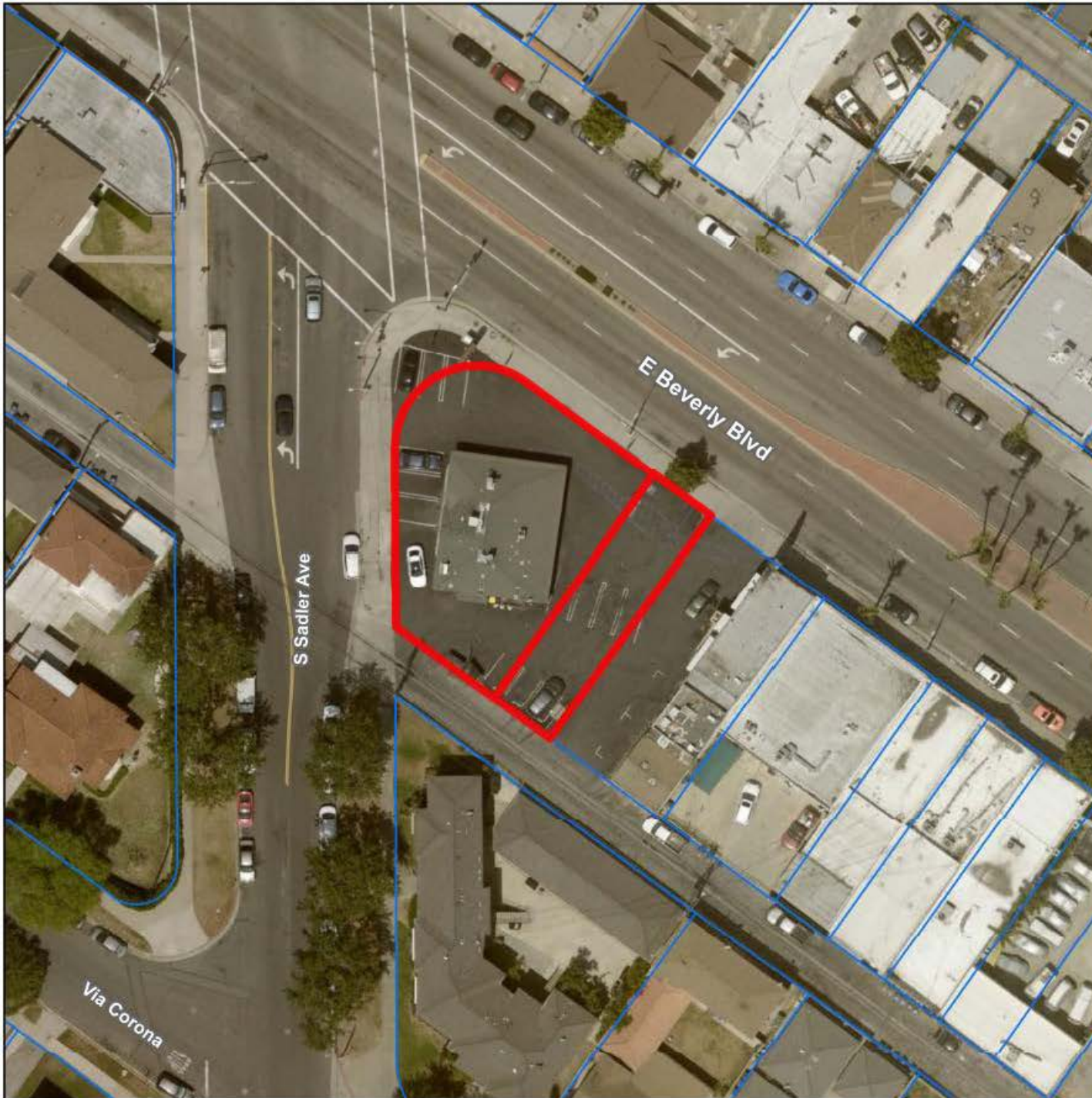


**HALF-MILE RADIUS
LOCATOR MAP**
PROJECT NO. PRJ2024-002827
ALCOHOL CUP RPPL2024004683



**LA COUNTY
PLANNING**

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

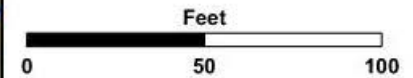


AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-002827
ALCOHOL CUP RPPL2024004683

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



LA COUNTY
PLANNING

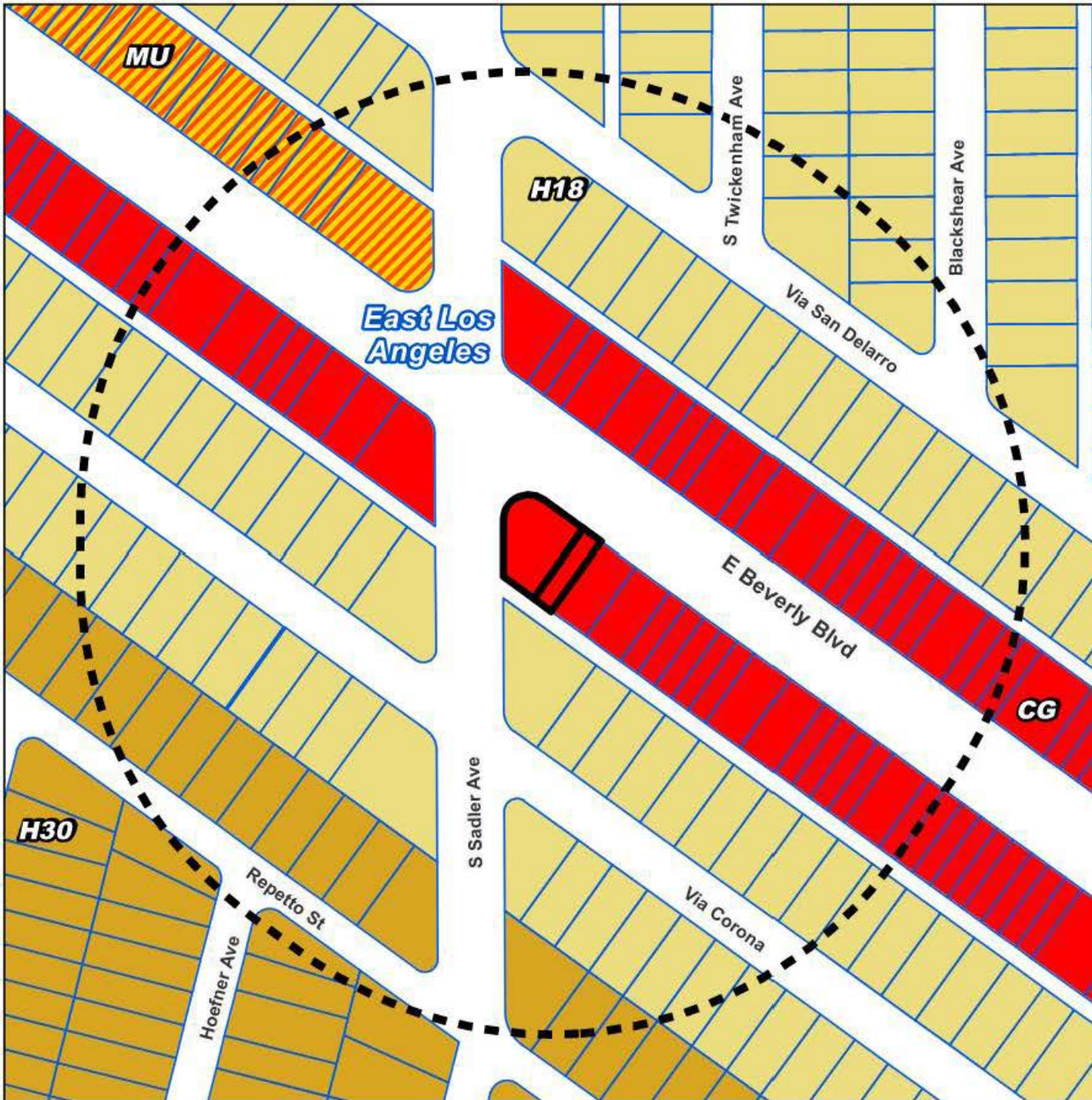
LOS ANGELES COUNTY
Dept. of Regional Planning
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Los Angeles, CA 90012

LAND USE POLICY

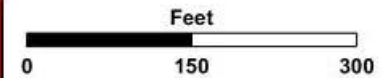
500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002827

ALCOHOL CUP RPPL2024004683



-  H18 - Residential 18
-  H30 - Residential 30
-  CG - General Commercial
-  MU - Mixed Use

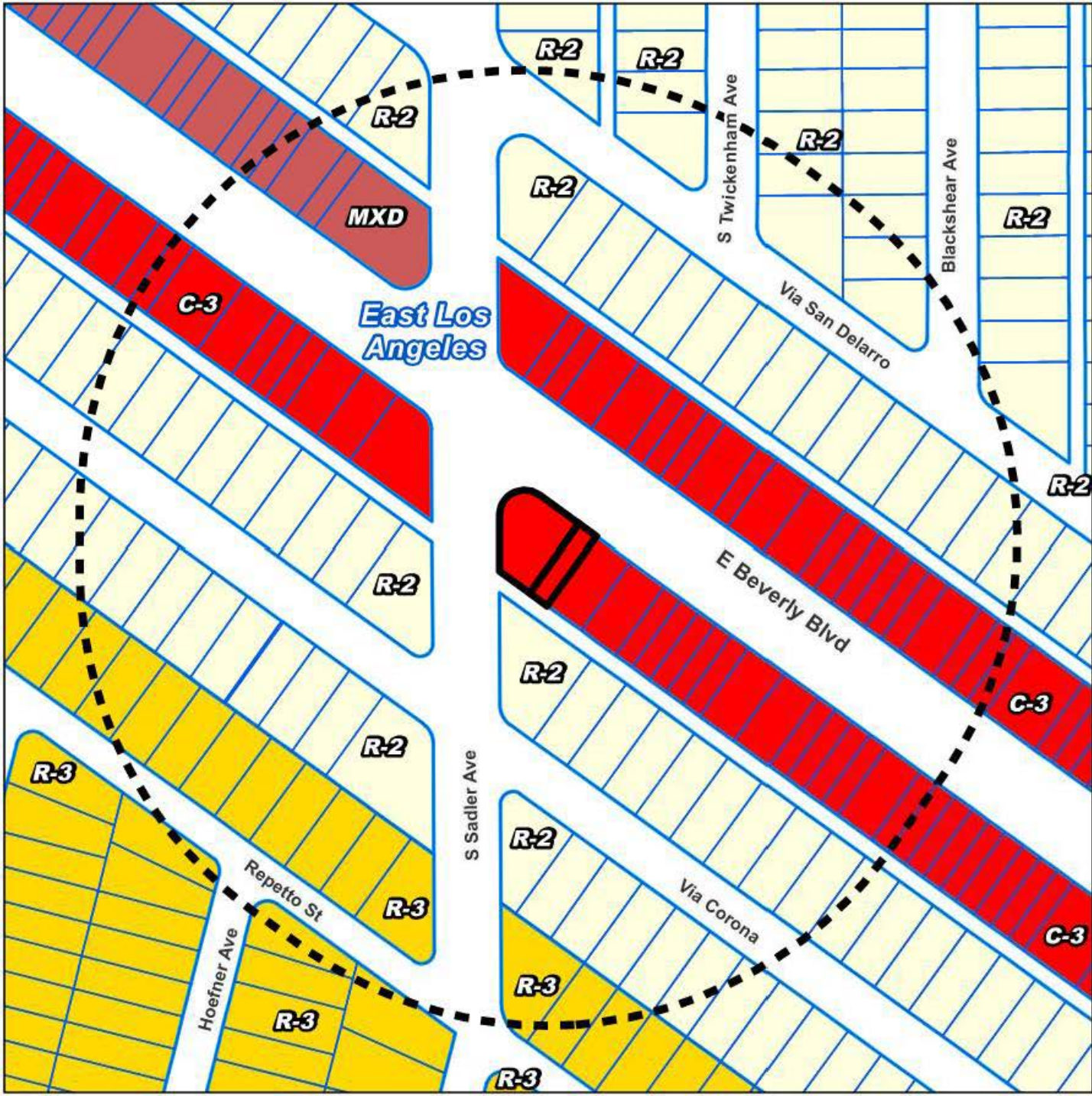






LA COUNTY
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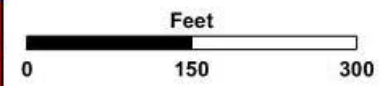
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ZONING

500-FOOT RADIUS MAP
PROJECT NO. PRJ2024-002827
ALCOHOL CUP RPPL2024004683



-  R-2 - Two-Family Residence
-  R-3-()U - Limited Density Multiple Residence
-  C-3 - General Commercial
-  MXD - Mixed Use Development



LA COUNTY
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320 W. Temple Street
Los Angeles, CA 90012

EXISTING LAND USE

600-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002827

ALCOHOL CUP RPPL2024004683



△ Offsite Alcohol Consumption

▲ Onsite Alcohol Consumption

■ Sensitive Use

⊖ 600-ft ABC Radius

⊖ 500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

■ Commercial

■ Institutional

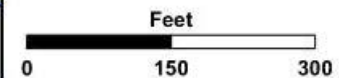
■ Residential - Single Unit*

■ 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



5616 East Beverly Boulevard
East Los Angeles

Taken by Evan Sahagun on April 13, 2026
Page 1 of 2





OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



March 9, 2026

Pauline Monroy
Metro Development Services Section Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Re: CUP Permit No: RPPL2024004683
LA Pizza
5616 E. Beverly Blvd, Los Angeles
Los Angeles, California 90022

Dear Ms. Monroy:

It is my understanding LA Pizza located at 5616 E. Beverly Boulevard, Los Angeles, has requested a Conditional Use Permit for sales of alcohol for their business. While we are not advocating our support or opposition to their request, it is my responsibility to provide the necessary factual information for those who will make that decision.

A review of a five-year history of call for service at the location was conducted. The Sheriff's Department generated twenty-three (23) calls for service at 5616 E Beverly Blvd, Los Angeles in the past five years.

Five (5) calls for business disturbance, three (3) calls where the informant did not wish to be contacted, three (3) calls for medical rescue, two (2) calls to contact the male/female informant, three (3) calls for a suspicious person, one (1) call for a lost property report, one (1) call for a person (possible transient) acting suspicious, one (1) call for petty theft call, one (1) call for indecent exposure, one (1) call for a burglary report, and two (2) calls for loud music.

After review of the proposed business operations, location, and surrounding area, The Sheriff's Department offers the following recommendations to promote public safety and minimize potential impacts associated with the sale of alcoholic beverages:

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

Security Measures

- Install and maintain a comprehensive video surveillance system covering all interior sales areas, entrances/exits, and exterior parking areas. Recordings should be retained for a minimum of 30 days and made available to law enforcement upon request.
- Maintain adequate lighting in parking areas and around the perimeter of the building.
- Employ licensed security personnel during peak business hours or special events, if applicable.
- Prohibit loitering on the premises and post visible "No Loitering" signage.
- Maintain regular exterior property inspections to prevent litter, graffiti, and public consumption in surrounding areas.

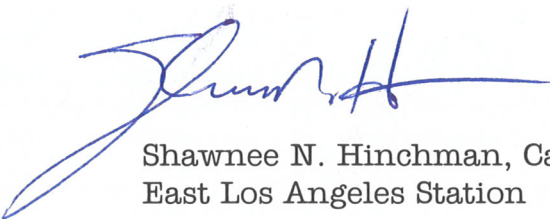
These recommendations are intended to mitigate potential impacts such as underage drinking, public intoxication, DUI-related incidents, and disorderly conduct. Compliance with these conditions will assist in maintaining a safe environment for patrons, employees, and the surrounding community.

The sheriff's Department recommends approval of this CUP with conditions mentioned above.

If you have any questions or wish to discuss this matter further, you may contact me, Sergeant Jaqueline Morales at (323) 264-4151.

Sincerely,

ROBERT G. LUNA, SHERIFF

A handwritten signature in blue ink, appearing to read "Shawnee N. Hinchman". The signature is stylized with a large, sweeping initial "S" and "H".

Shawnee N. Hinchman, Captain
East Los Angeles Station

Incident History Inquiry - RAPS

Incident #	Occurrence Date	Handling Unit	RD	1st Radio Code	Source	Street #	Location
ELA21076-0183	03/17/2021	20E3/D/03/17/2021	0285	909	O-OBSERVATION	5616	BEVERLY,BL,,CO,
ELA21125-0367	05/05/2021	25A/P/05/05/2021	0285	415	C-CALL	5616	BEVERLY,BL,,CO,
ELA21194-0103	07/13/2021	24/D/07/13/2021	0285	911N	C-CALL	5616	BEVERLY,BL,,CO,
ELA21306-0228	11/02/2021	25/P/11/02/2021	0285	909	O-OBSERVATION	5616	BEVERLY,BL,,CO,
ELA22311-0304	11/07/2022	20E2/P/11/07/2022	0285	911B	O-OBSERVATION	5616	BEVERLY,BL,,CO,
ELA22311-0311	11/07/2022	25A/P/11/07/2022	0285	911B	O-OBSERVATION	5616	BEVERLY,BL,,CO,
ELA22311-0317	11/07/2022	25/P/11/07/2022	0285	909	O-OBSERVATION	5616	BEVERLY,BL,,CO,
ELA22311-0320	11/07/2022	23A/P/11/07/2022	0285	911B	O-OBSERVATION	5616	BEVERLY,BL,,CO,
ELA22311-0323	11/07/2022	23K1/P/11/07/2022	0285	911B	O-OBSERVATION	5616	BEVERLY,BL,,CO,
ELA22319-0247	11/15/2022	25/P/11/15/2022	0285	902R	C-CALL	5616	BEVERLY,BL,,CO,
ELA23296-0280	10/23/2023	24B/P/10/23/2023	0285	931	C-CALL	5616	BEVERLY,BL,,CO,
ELA24072-0162	03/12/2024	24/D/03/12/2024	0285	415B	C-CALL	5616	BEVERLY,BL,,CO,
ELA24131-0231	05/10/2024	25/P/05/10/2024	0285	909P	O-OBSERVATION	5616	BEVERLY,BL,,CO,
ELA24132-0194	05/11/2024	25/P/05/11/2024	0285	902R	C-CALL	5616	BEVERLY,BL,,CO,
ELA24315-0273	11/10/2024	24/E/11/10/2024	0285	925	C-CALL	5616	BEVERLY,BL,,CO,
ELA25097-0327	04/07/2025	25A/P/04/07/2025	0285	928L	C-CALL	5616	BEVERLY,BL,,CO,

Incident #	Occurrence Date	Handling Unit	RD	1st Radio Code	Source	Street #	Location
ELA25242-0127	08/30/2025	23A/D/08/30/2025	0285	925T	C-CALL	5616	BEVERLY, BL., CO,
ELA26008-0253	01/08/2026	20H3/D/01/08/2026	0285	909	O OBSERVATION	5616	BEVERLY, BL., CO,
ELA22281-0238	10/08/2022	23/E/10/08/2022	0285	488JO	C-CALL	5616	BEVERLY, BL., CO, "ARTS LIQUOR"
ELA21168-0336	06/17/2021	25/P/06/17/2021	0285	415	C-CALL	5616	BEVERLY, BL., CO, "EAST LA PIZZA"
ELA25073-0220	03/14/2025	24B/P/03/14/2025	0285	925	C-CALL	5616	BEVERLY, BL., CO, "ELA PIZZA"
ELA26047-0208	02/16/2026	24/P/02/16/2026	0285	488JO	C-CALL	5616	BEVERLY, BL., CO, "L.A. PIZZA"
ELA24007-0153	01/07/2024	24/P/01/07/2024	0285	314JO	C-CALL	5616	BEVERLY, BL., CO, "LA PIZZARIA"
ELA22095-0231	04/05/2022	23A/D/04/05/2022	0285	459R	C-CALL	5616	BEVERLY, BL., CO, "LA PIZZERIA"
ELA21061-0242	03/02/2021	25/P/03/02/2021	0285	415B	C-CALL	5616	BEVERLY, BL., CO, "LA PIZZERIA CO"
ELA21085-0172	03/26/2021	23A/D/03/26/2021	0285	911N	V-VOIP 911	5616	BEVERLY, BL., CO, "LA PIZZERIA"
ELA21135-0058	05/15/2021	21K1/D/05/15/2021	0285	415E	C-CALL	5616	BEVERLY, BL., CO, "LA PIZZERIA"
ELA21136-0206	05/16/2021	25/P/05/16/2021	0285	415E	C-CALL	5616	BEVERLY, BL., CO, "LA PIZZERIA"
ELA21169-0303	06/18/2021	25A/P/06/18/2021	0285	415	C-CALL	5616	BEVERLY, BL., CO, "LA PIZZERIA"
ELA21321-0114	11/17/2021	24/D/11/17/2021	0285	911N	C-CALL	5616	BEVERLY, BL., CO, "LA PIZZERIA"
ELA22040-0297	02/09/2022	24B/P/02/09/2022	0285	930	C-CALL	5616	BEVERLY, BL., CO, "LA PIZZERIA"
ELA25360-0184	12/26/2025	25/P/12/26/2025	0286	902R	C-CALL	5616	BEVERLY, BL., CO, "LA PIZZERIA"

Conditions

Station: ELA-EAST LOS ANGELES

Occurrence Start Date: 02/23/2021

Total = 23

415/415B = 5

911N = 3

902R = 3

931/930 = 2

925 = 3

928L = 1

925T = 1

488J = 1

31430 = 1

459R = 1

415B = 2

End Date: 02/23/2026

Tag:

First Radio Code:

Street #: 5616

Street Direction:

Street Name: Beverly

Street Type:

Apt No:

City:

Business Name:

Business Type:

RD:

:

URN:

Unusual Occurrence:

Unit ID:

Unit Shift:

Shift Start Date:

Shift End Date:

Clearance Code:

Employee:

Source: Source All , Observation , Call , 911 , Wireless 911 , VOIP 911 , Text 911 , Detail Observation , Detail Call , Detail Wireless 911 , Detail VOIP 911

Call Priority: Call Priority All , Emergency , Priority , Routine

Sort Results By: Location/Street Name

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

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

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

LA PIZZA & MEDITERRANEAN KITCHEN

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

5616 E BEVERLY BLVD., LOS ANGELES, CA 90022

3. LICENSE TYPE

41(OUT)

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All | | | |
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1 944

On-Sale Off-Sale

8. CENSUS TRACT NUMBER

5303.02

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

7

On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

2

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

P-635J7

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13)

No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

285

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

500

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

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

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

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

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

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

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

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

Jaqueline Manzano 09/12/2024



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

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

Lined area for providing reasons for issuance of a license.

22. APPLICANT SIGNATURE

23. DATE SIGNED

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

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

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

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

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

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

Lined area for providing additional comments.

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

09/12/2024 05:36 PM

Over-Concentration (Summary)

County Name	Census Tract	On-Sale Allowed	On-Sale Existing	Off-Sale Allowed	Off-Sale Existing
LOS ANGELES	5303.02	7	2	4	4

Matched Address	5616 E Beverly Blvd, Los Angeles, California 90022
MSA/M/D Code	31084
State Code	06
County Code	037
Tract Code	5303.02
MSA/M/D Name	LOS ANGELES-LONG BEACH-GLENDALE, CA
State Name	CALIFORNIA
County Name	LOS ANGELES COUNTY

Census Demographic Data

User Select Tract

P63557



Find Address Geographies

House number and Street name:

5616 E BEVERLY BLVD

City:

LOS ANGELES

State:

CA

ZIP Code:

90022-2804

Benchmark:

Public_AR_Current ▾

Vintage:

Current_Current ▾

[Get Results](#)

Input:

Address: 5616 E BEVERLY BLVD**City:** LOS ANGELES**State:** CA**ZIP Code:** 90022-2804**Benchmark:** Public_AR_Current (4)**Vintage:** Current_Current (4)**Matched Address:** 5616 E BEVERLY BLVD, LOS ANGELES, CA, 90022**Interpolated Longitude (X) Coordinates:** -118.14684319451332**Interpolated Latitude (Y) Coordinates:** 34.02795588245109**Tigerline ID:** 142737871**Tigerline ID Side:** R**GEOID:** 06032**CENTLAT:** +34.0940931**AREAWATER:** 1061061**AREALAND:** 113504807**NAME:** Assembly District 52

2020 Census Blocks:

STATE CODE: 06**CENTLON:** -118.1456739**GEOID:** 060375303021018**CENTLAT:** +34.0270786**COUNTY CODE:** 037**TRACT CODE:** 530302**AREAWATER:** 0**AREALAND:** 13889**BLOCK CODE:** 1018**UR:** U**NAME:** Block 1018

Census Tracts:

STATE CODE: 06**CENTLON:** -118.1479458**GEOID:** 06037530302**CENTLAT:** +34.0278115**COUNTY CODE:** 037**TRACT CODE:** 530302**AREAWATER:** 0**AREALAND:** 855877**NAME:** Census Tract 5303.02

119th Congressional Districts:

STATE CODE: 06**CENTLON:** -118.2173738**GEOID:** 0634**CENTLAT:** +34.0713912**CD119:** 34**AREAWATER:** 962989**AREALAND:** 128664516**NAME:** Congressional District 34

Look Up a ZIP Code™ FAQs

Go to

ZIP Code™ by Address

You entered:

5616 E BEVERLY BLVD
LOS ANGELES CA
90022

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

5616 E BEVERLY BLVD
LOS ANGELES CA **90022-2804**

CARRIER ROUTE	C042
COUNTY	LOS ANGELES
DELIVERY POINT CODE	16
CHECK DIGIT	6
COMMERCIAL MAIL RECEIVING AGENCY	N
LAC™	-
eLOT™	0005
eLOT ASCENDING/DESCENDING INDICATOR	A
RECORD TYPE CODE	S
PMB DESIGNATOR	-
PMB NUMBER	-
DEFAULT FLAG	-
EWS FLAG	-
DPV CONFIRMATION INDICATOR	Y

Feedback

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