

REPORT TO THE HEARING OFFICER

DATE ISSUED: April 3, 2025

HEARING DATE: April 15, 2025 AGENDA ITEM: 9

PROJECT NUMBER: PRJ2024-001757-(1)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2024002614

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 15842A E. Gale Avenue, Hacienda Heights

OWNER: Mar LLC

APPLICANT: Alicia Fan

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

RECOMMENDATION

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

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-001757-(1), CUP Number RPPL2024002614, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024002614 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) for the sale of beer and wine for on-site consumption at an existing restaurant in the C-2 (Neighborhood Business) Zone pursuant to County Code Section 22.20.030.C (Land Use Land Use Regulations for Commercial Zones).

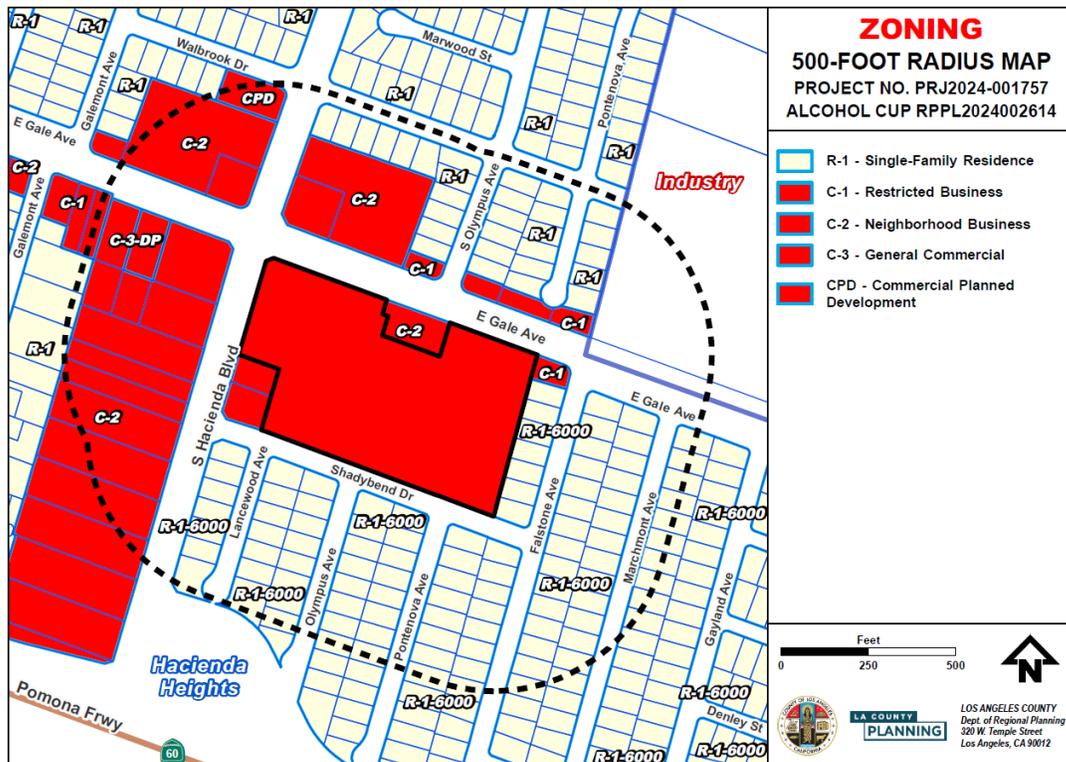
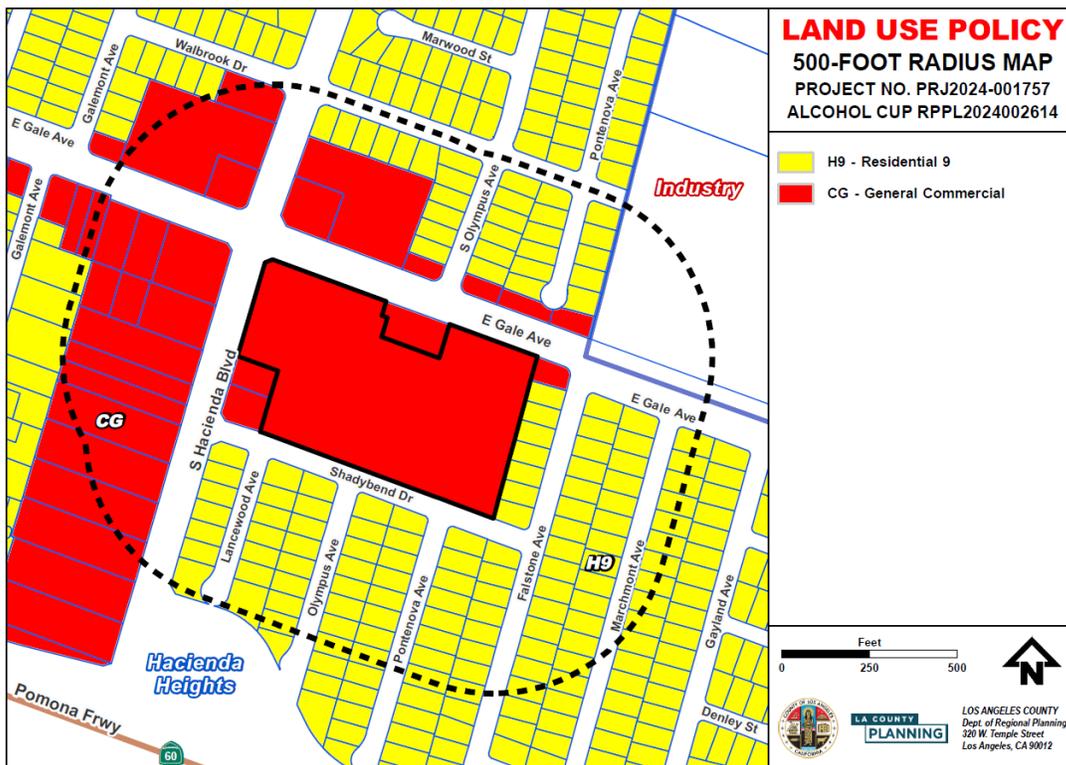
B. Project

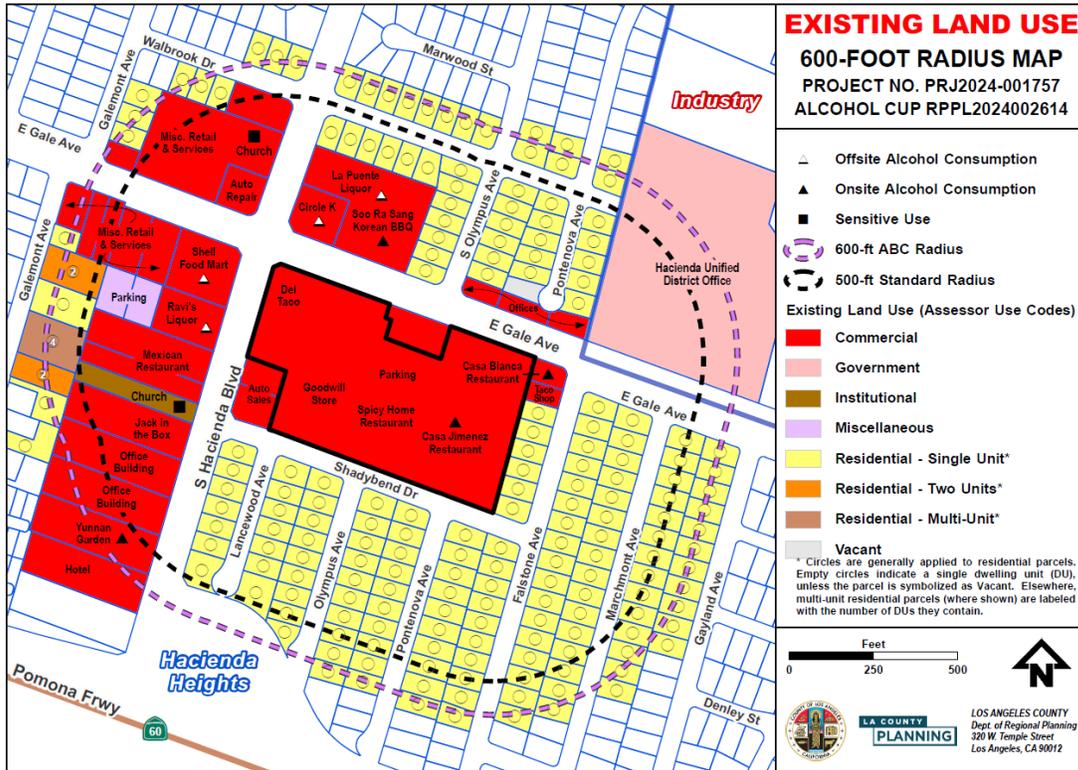
The applicant, Alicia Fan, requests a CUP to authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Spicy Home”) located in a commercial shopping center in the C-2 (Neighborhood Business) zone pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones Commercial Zones). The proposed alcohol sales hours are 10:00 a.m. to 10:00 p.m., seven days a week. Staff recommends approval of the Project because the sale of beer and wine for on-site consumption at a restaurant serves a public convenience and necessity by providing a common complementary and customary service that is usually offered at a restaurant.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-2 (Neighborhood Business)	Shopping Center
NORTH	CG, H9 (Residential 9 – 9 Dwelling Units per Acre)	C-1 (Restricted Business), C-2, R-1 (Single-Family Residence)	Commercial, Single-family Residences (“SFRs”)
EAST	CG, H9	R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area), C-1	SFRs, Commercial
SOUTH	H9	R-1-6,000	SFRs
WEST	CG	C-2, C-3-DP (General Commercial – Development Program)	Commercial, Church





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Size)	5/25/1948
6629	R-1-6,000	2/8/1955
6781	C-4 (Restricted Commercial)	9/27/1955
820159z	C-3-BE (Unlimited Commercial – Billboard Exclusion)	7/13/1982
201000004z	C-2	5/24/2011

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Site Plan Review (“SPR”) no. RPPL2023001630	Change of use from retail to restaurant (“Najia ChuanCai”).	Approved 4/25/2023

C. Violations

There are no prior zoning violations for the tenant space and there are no open violations for the tenant space or the property.

ANALYSIS

A. Land Use Compatibility

The sale of beer and wine for on-site consumption at a full service restaurant at the subject property is compatible with nearby commercial and residential uses and serves the community by providing a beverage service that complements the restaurant’s food and dining service. The establishment is located in a commercial shopping center with other typical commercial uses offering a variety of dining, shopping, and entertainment services. Other existing commercial uses and shopping centers, including restaurants that serve beer and wine for on-site consumption, are located adjacent to the subject property. The sale of beer and wine for on-site consumption at a restaurant is a permitted use in the C-2 zone once a CUP is obtained. Alcoholic beverage sales are compatible with the location’s CG (General Commercial) land use designation in the General Plan and the Area Plan. Currently there are 11 other establishments within a 500-foot radius of the subject property that sell alcohol. Five establishments are restaurants that sell beer and wine for on-site consumption, one establishment is a tavern that sells beer for on-site consumption, three establishments sell beer and wine for off-site consumption (two convenience stores and a beer, wine and tobacco retailer), and two liquor stores sell full-line alcohol for off-site consumption. There is two sensitive uses within 600 feet of the subject property, both are churches located to the west and northwest of the subject property.

B. Neighborhood Impact (Need/Convenience Assessment)

The sale of beer and wine for on-site consumption at a restaurant on the subject property is compatible with the surrounding neighborhood and enhances the dining experience for the community. The subject restaurant is located within an existing commercial shopping center surrounded mostly by other commercial uses and single-family residences. There are two churches located to the west and northwest of the subject shopping center site. The shopping center serves as an activity hub and community focal point with multiple options for shopping, dining, and other commercial services.

There are six businesses with on-site alcoholic beverage licenses and five businesses with off-site alcoholic beverage licences within a 500-foot radius of the subject property . Five establishments are restaurants that sell beer and wine for on-site consumption, one

establishment is a tavern that sells beer for on-site consumption, three establishments sell beer and wine for off-site consumption (two convenience stores and a beer, wine and tobacco retailer), and two liquor stores sell full-line alcohol for off-site consumption.

There are two sensitive uses within 600 feet of the subject property. Both sensitive uses are churches located to the west and northwest of the subject shopping center site and face Hacienda Boulevard. The shopping center where the subject restaurant is located has its main, front parking lot and business entrances oriented towards Gale Avenue, a major commercial shopping corridor, and does not face Hacienda Boulevard. 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 Project approval.

The subject property is located in Census Tract No. 4091 and is located in a census tract with an overconcentration of alcohol licenses for on-site consumption according to statistics provided by the California Department of Alcoholic Beverage Control (“ABC”) in a report dated April 25, 2024. Eight on-site alcohol licenses exist in the census tract and five on-site licenses are allowed. If the subject restaurant were granted an alcohol license, there would be nine on-site alcohol licenses in the census tract.

The subject property is located in Crime Reporting District No. 1473 and is within a high crime reporting district according to statistics provided ABC. The subject property is located along the major commercial corridor of Gale Avenue which has a large concentration of retail and other commercial establishments and is a destination for nearby residents and regional visitors. This concentration of retail and commercial establishments tends to lead to a higher number of reported crimes in the Crime Reporting District compared to the average number of reported crimes in other reporting districts. Furthermore, the County Sheriff (“Sheriff”) had no objection to the request, as the reported crimes for the Project Site have been one vandalism call for service within the last five years.

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in a census tract with an overconcentration of alcohol licenses. Although located in a census tract with an overconcentration of alcohol licenses, the sale of beer and wine for on-site consumption would serve as a public convenience to the surrounding community by providing alcoholic beverage services that are customary to and expected at a restaurant and supports the restaurant’s economic viability. However, this public convenience and necessity needs to be balanced with the potential adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit M). Because of these potential adverse effects, alcoholic beverage sales at the establishment shall be limited to the hours of 10:00 a.m. to 10:00 p.m. daily which precludes sales either too early or too late in the day.

Recommended Hours of Alcohol Sales

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

C. Design Compatibility

The proposed sale of beer and wine for on-site consumption at an existing restaurant does not affect the physical design of the establishment nor of the shopping center. No physical alterations are proposed with this CUP request. The subject restaurant is located within the East San Gabriel Valley Planning Area Standards District (“PASD”) and the sale of beer and wine for on-site consumption does not conflict with any design standards of the PASD.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

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

BURDEN OF PROOF

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

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The sale of beer and wine for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not significantly change the restaurant's current operations and does not involve any physical alterations to the tenant space. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Sheriff’s Department, in a letter dated June 11, 2024, recommended that the Project proceed to public hearing.

B. Public Comments

Staff has received four letters in support of the request from nearby businesses.

Hacienda Heights Improvement Association

The Hacienda Heights Improvement Association, in a letter dated October 31, 2024, does not oppose the CUP request.

Report
Reviewed By: 
Maria Masis, AICP, Supervising Regional Planner

Report
Approved By: 
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant’s Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	ABC B&P Worksheet
EXHIBIT J	Sheriff’s Comment Letter, July 11, 2024
EXHIBIT K	Hacienda Heights Improvement Association Letter, October 31, 2024
EXHIBIT L	Public Comments
EXHIBIT M	<p>1. “Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms”. US National Library of Medicine National Institutes of Health. 2010. https://www.ncbi.nlm.nih.gov/pubmed/21084080</p>

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

NAJIA CHUANCAI

(TENANT IMPROVEMENT)

15842A GALE AVE.
HACIENDA HEIGHTS, CA 91745

UNIT	Name	SF	Use	PARKING RATIO	PARKING REQ.
1104	BMC/PHO Hacienda Heights	1,440	Pho restaurant	36 O.L.	1/2 O.L.
1110	Del Taco #112	1,800	Taco restaurant	45 O.L.	26
1120	99 Cent Only	20,000	Retail store	1/250 SF	86
1130A	Confection	10,000	Collection and sale of domestic goods	1/250 SF	40
1138	Yum Yum Donut Shops, Inc	1,410	Donut shop	30 O.L.	19
1139A	Avantree	730	Vacant unit	N/A	N/A
1139B	Shaw Clothing & Sui Equipment	640	Clothing and snow equipment store	1/250 SF	2
15808	Myra's Nails Spa	875	Nail & spa	1/400 SF	2
15810	Planet Bicy	875	Retail services	1/400 SF	2
15812	First Loan Insurance	874	Insurance services	1/400 SF	2
15814	Express Water	901	Retail water store	1/250 SF	2
15838	China Wok	1,400	Chinese restaurant	36 O.L.	12
15839	Ilusion Bakery	2,100	Bakery store	45 O.L.	18
15840	CRALLY Automotive, Inc #3078	10,300	Automobile parts store	1/250 SF	41
15842A	Shen Anme (NAJIA CHUANCAI)	4,200	Restaurant/Shop Chinese restaurant	178 O.L.	13
15844	China Jimenez	4,200	Mexican restaurant	138 O.L.	48
15846	Sevagan Cleaners	1,800	Dry cleaning store	1/400 SF	5
15848	Eveready Insurance	1,800	Insurance services	1/400 SF	5
15852	Century 21 Excellence	4,200	Real estate brokerage office	1/400 SF	11
15854	Fusion Fitness	3,024	Gym store	1/250 SF	8
15860	Hongyan Dance Studio	4,085	Dance studio	1/400 SF	19
15862	Hacienda Auto Repair	5,800	Auto repair shop	1/250 SF	23
15866	[Available]	1,800	Vacant unit	N/A	N/A
15868	Kum Dental	1,440	Dental office	1/400 SF	2
15869A	J&Y Chinese Medical Clinic	860	Chinese medicine and related products and services	1/400 SF	2
15869B	[Available]	1,200	Vacant unit	N/A	N/A
15868	AVITA pedicure	3,600	Medical center	1/400 SF	2
15902	Adorn Nails & Spa	780	Nail & spa	1/400 SF	2
15904	Legend Hot Chicken	2,080	Fast chicken restaurant	48 O.L.	23
15904A	Eyebow Threading	780	Eyebow threading salon	1/400 SF	2
15906	H&S Direct Services	840	Staffing agency office	1/400 SF	2
15908A	Hacienda Beer & Wine	840	Retail sales of cigarettes and cigars	1/250 SF	3
15908	Hair Masters #17978	1,200	Hair salon	1/400 SF	3
15910	Frank Huang	800	Dental clinic	1/400 SF	2
15912	[Available]	800	Vacant unit	N/A	N/A
15912A	El Sublime	1,300	Mexican restaurant	30 O.L.	10
15914	Royal Meat Market	1,811	Meat market	1/250 SF	7
ATM	Steven Park ATM Vending	0	ATM	N/A	N/A
Total		102,150			426

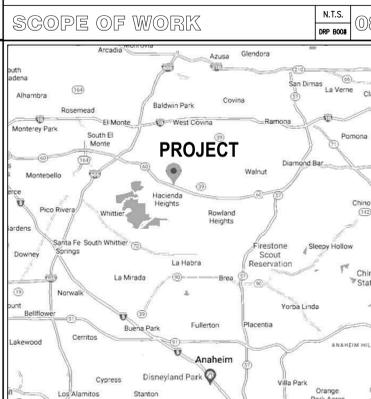
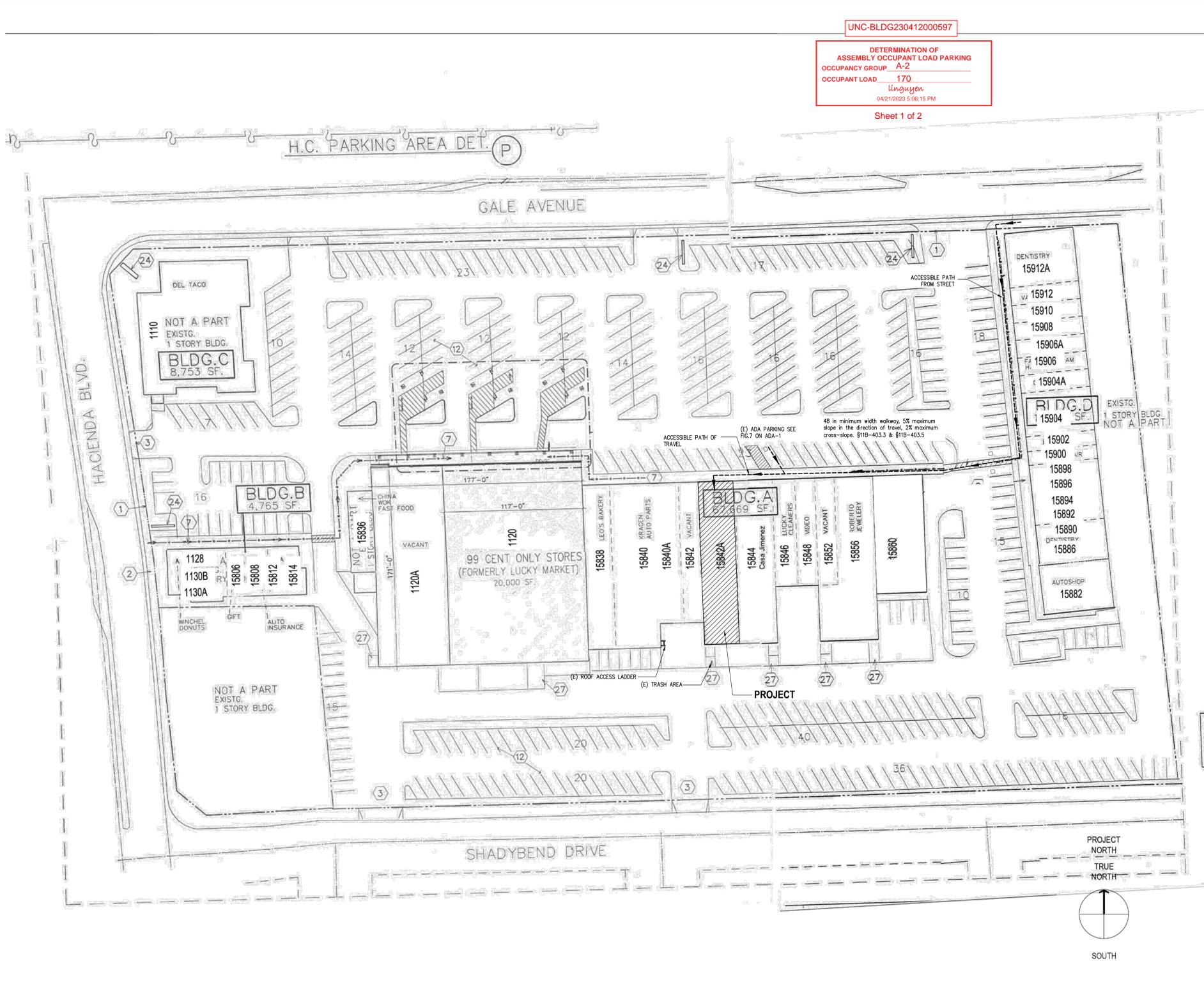
PARKING SPACE ANALYSIS
STANDARDS: 401 SPACES
COMPACTS: 85 SPACES
TOTAL: 486 SPACES PROVIDED
(INCLUDE 10 ACCESSIBLE PARKING SPACES)
FOR CHANGE OF USE ON UNIT 15842A TO A-2
OCCUPANCY WITH O.L. 170 REQUIRE 57 PARKING SPACE.
SEE ABOVE PARKING TABLE INCLUDE UNIT 15842A
TOTAL PARKING SPACE REQUIRED: 474
EXISTING PARKING SPACE PROVIDED: 486
LA County Parking Requirements:
Retail commercial, medical office bldg.....1 space per 250 sq. ft.
Business Professional office (other than medical).....1 space per 400 sq. ft.
Restaurant, bars, theaters, health clubs, etc.....1 space per 3 occupants minimum 10 space per use

SCOPE OF WORK:
EXISTING RETAIL SHOP CHANGE TO A2 RESTAURANT. CHANGE OF USE AND TENANT IMPROVEMENT WORK.
REMODEL WORK:
DEMOLISH EXISTING INTERIOR NON-BEARING WALL
DEMOLISH EXISTING RESTROOM
NEW INTERIOR NON-BEARING WALL
NEW RESTROOMS
NEW KITCHEN SINKS, REFRIGERATOR AND EQUIPMENT
NEW TYPE "T" HOOD WITH COOKING EQUIPMENT
NEW WALK-IN COOLER, FREEZER
NEW DISH WASHER, WATER HEATER
NEW 1-BAR CEILING IN KITCHEN, OPEN CEILING W/ SOFFIT IN DINING
NEW LIGHTING FIXTURE, NEW POWER FOR ALL EQUIPMENTS
NEW ADDING HVAC SYSTEM
NEW GAS, WATER SYSTEM SUPPLY
NEW SEWER SYSTEM WITH NEW GREASE INTERCEPTOR
EXISTING PARKING NO CHANGE NO STRUCTURAL WORK ON EXISTING BUILDING.

AREA	SQ. FT.	OCCUPANCY LOAD CALC.	TOTAL O.L.
CUSTOMER OCCUPANCY			
DINING AREA (FIXED SEATING)	127 FT (517 SF)	127 ft / 2 = 64 O.L.	O.L: 160
DINING AREA (NON-FIXED SEATING)	1275 SF	1275 sf / 15 = 85 O.L.	
WAITING AREA	153 SF	153 sf / 15 = 11 O.L.	
EMPLOYEE OCCUPANCY			
KITCHEN, PREP, DISH WASH AREA	841 SF	TOTAL AREA = 1066 sf / 200 = 6 O.L.	O.L: 10
SERVICE AREA	225 SF		
STORAGE ROOM	167 SF	167 sf / 50 = 4 O.L.	
OTHER OCCUPANCY			
RESTROOM, WALK-IN	451 SF	TOTAL AREA = 953 sf	O.L: N/A
HALL WAY	482 SF		
OTHER	20 SF		
TOTAL NET AREA:	4131 SF		170 PERSONS MAX.

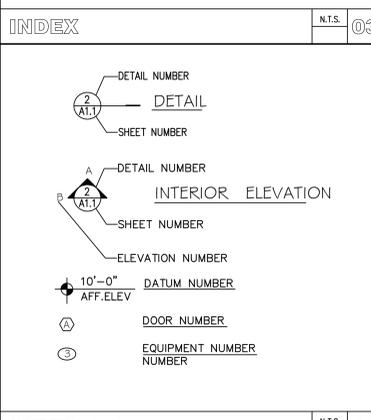
PROJECTS
ADDRESS
15842A Gale Ave.
Hacienda Heights, CA 91745
CLIENT
Najia Chuancai
Hacienda Heights
15842A Gale Ave.
Hacienda Heights, CA 91745

UNC-BLDG230412000597
DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
OCCUPANCY GROUP: A-2
OCCUPANT LOAD: 170
Lina Chuancai
04/21/2023 5:08:15 PM
Sheet 1 of 2



SCOPE OF WORK	N.T.S.	08	O. L. CALCULATION	N.T.S.	04
A-0.0	COVER SHEET, SITE PLAN, PROJECT SUMMARY				
A-0.1	GENERAL NOTES				
A-1.0	FLOOR PLAN, EQUIPMENT PLAN				
A-1.1	EQUIPMENT SCHEDULE, FINISH SCHEDULE, DETAILS				
A-1.2	DEMOLITION PLAN, WALL DIMENSION PLAN				
A-1.3	EGRESS PLAN, FLOOR FINISH PLAN				
A-2.0	CEILING PLAN, DETAILS				
A-2.1	SUSPENSION SYSTEM DETAILS				
ADA-1	ACCESSIBLE, DETAILS				
E-0	PANEL SCHEDULE				
E-1	POWER PLAN, ROOF POWER PLAN				
E-2	LIGHTING PLAN				
E-3	LTO T-24				
M-1	EXHAUST PLAN, DETAILS				
M-2	ROOF PLAN, DETAILS				
M-3.0	MECH DETAIL				
M-3.1	W/ HOOD SHOP DRAWING				
M-4	FIRE INSULATION DETAILS				
M-5	FIRE INSULATION DETAILS				
P-0	PLUMBING DETAILS, GAS PLAN, DETAILS				
P-1	PLUMBING PLAN, GAS PLAN, DETAILS				
P-2	SEWER PLAN, DETAILS				
P-3	T-24				

VICINITY MAP
DESIGN FOR RESTAURANT PLUS, INC.
119 S. ATLANTIC BLVD, SUITE 228,
MONTEREY PARK, CA 91754
CIVIL ENGINEER: JASON CHEN
ELECTRICAL ENGINEER: JOSEPH ZHANG
MECHANICAL ENGINEER: JOSEPH ZHANG
KITCHEN DESIGN: JIMMY ZHANG
OFFICE MANAGER: JAN CHEN
TEL: (626) 570-9978
FAX: (626) 289-7823
WEB SITE: WWW.HELLODRP.COM
E-MAIL: JIMMY@HELLODRP.COM
LANDLORD INFORMATION:
COMPANY NAME: MAR INVESTMENTS
REPRESENTATIVE NAME: MARK LIU
EMAIL: MLIU@MARINVESTMENTS.COM
ADDRESS: 331 N. ATLANTIC BLVD., SUITE 200, MONTEREY PARK, CA 91754
PHONE: 626-281-1128



PROJECT TEAM
1) PROJECT NAME: NAJIA CHUANCAI
2) PROJECT ADDRESS: 15842A GALE AVE. HACIENDA HEIGHTS, CA 91745
3) TENANT AREA: 4131 SF
4) TENANT USE: RESTAURANT
5) NUMBER OF STORIES: 1
6) CONSTRUCTION TYPE: V-B
7) FIRE SPRINKLER: NO FIRE SPRINKLER
8) SCOPE OF WORK: T. I. WORK
9) CODE COMPLIANCE:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
10) OCCUPANCY GROUP: A-2
11) OCCUPANCY ANALYSIS:
TOTAL O.L.= 170 O.L.
12) MAX EMPLOYEES: 10 (INCLUDING MANAGER)
13) EXIT REQUIRED: 2
EXITS PROVIDED: 2
14) EGRESS WIDTH REQUIRED: 34" (170 X 0.2)
PROVIDED: 132"
TENANT INFORMATION:
COMPANY NAME: SWEI INC.
REPRESENTATIVE NAME: ALICIA FAN
EMAIL: INFO.SPICHOME@GMAIL.COM
ADDRESS: 14530 TERRACE HILL LN, CHINO HILLS CA 91709
PHONE: 626-922-9408
16) ALCOHOLIC PERMIT: NO ALCOHOL
17) EXISTING (2) HVAC SYSTEM REMAIN ADDING NEW UNIT
18) SEPARATE SUBMITTAL, APPROVAL AND PERMIT FOR NEW FIRE SPRINKLER, FIRE ALARM SYSTEM, NEW SIGN AND COMMERCIAL HOOD ANSUL SYSTEM IF REQUIRED

PROJECT TEAM	N.T.S.	06	SYMBOLS	N.T.S.	02
ABV	ABOVE		MECH	MECHANICAL	
A/C	AIR CONDITIONING		MFR	MANUFACTURER	
ADJ	ADJUSTABLE		MIN	MINIMUM	
AFF	ABOVE FINISHED FLOOR		MISC	MISCELLANEOUS	
ALUM	ALUMINUM		MTL	METAL	
ARCH	ARCHITECTURAL		MTD	MOUNTED	
BOARD	BOARD		N	NORTH	
BLDG	BUILDING		(N)	NEW	
BOT	BOTTOM		NO	NUMBER	
CAB	CABINET		N.T.S	NOT TO SCALE	
CLG	CEILING		OC	ON CENTER	
CLR	CLEAR		OD	OUTSIDE DIMENSION	
COL	COLUMN		OFF	OFFICE	
CONC	CONCRETE		O.H	OVERHEAD	
CONN	CONNECTION		OPNG	OPENING	
CONT	CONTINUOUS		PA	PLANTING AREA	
CT	CERAMIC TILE		PL	PROPERTY LINE	
CTR	CENTER		PLAS	PLASTER	
CPT	CARPET		PLBG	PLUMBING	
DBL	DOUBLE		PLYWOD	PLYWOOD	
DIA	DIAMETER		PLYMD	POINT OF CONNECTION	
DM	DOWN		PT	PAIR	
DN	DOWN		PT	POINT	
DR	DOOR		PTD	PAPER TOWEL DISPENSER	
DTL	DETAIL		QT	QUARRY TILE	
DWG	DRAWING		R	RISER, RADIUS	
E	EAST		RA	RETURN AIR	
(E)	EXISTING		RAD	RADIUS	
EA	EACH		RD	ROOF DRAIN	
E/F	EXHAUST FAN		REFRIG	REFRIGERATOR	
EL ELEV	ELEVATION		REF	REFERENCE	
ELEC	ELECTRICAL		REQ	REQUIRED	
ENCL	ENCLOSURE		RM	ROOM	
EQ	EQUIPMENT		S	SOUTH	
EXH	EXHAUST		SA	SUPPLY AIR	
EXT	EXTERIOR		SEC	SECTION	
EXST	EXISTING		SHT	SHEET	
FD	FLOOR DRAIN		SF	SQUIRE FEET	
FF	FLOOR FINISH		SM	SMALL	
FS	FLOOR SINK		SOV	SHUT OFF VALVE	
FT	FOOT/FEET		SPEC	SPECIFICATION	
GALV	GALVANIZED		SQ	SQUARE	
G.I.	GREASE INTERCEPTOR		STD	STANDARD	
G.T.	GREASE TRAP		STL	STEEL	
GYP	GYPSUM		STRUC	STRUCTURE	
GRD	GROUND		S.S	STAINLESS STEEL	
HC	HANDICAPPED		SUSP	SUSPENDED	
HDW	HARDWARE		T	TRANSFORMER	
HOR	HORIZONTAL		TC	TOP OF CONCRETE	
HP	HORSE POWER		TD	TRENCH DRAIN	
HR	HOUR		TEL	TELEPHONE	
HT	HEIGHT		THK	THICK	
HVAC	HEATING, VENTILATION & AIR CONDITIONING		TP	TOP OF FRAMING	
ID	INSIDE DIMENSION		TRAP	TRAP PRIMER	
INFO	INFORMATION		TV	TELEVISION	
INSUL	INSULATION		TYP	TYPICAL	
INT	INTERIOR		VIR	VENT THROUGH ROOF	
JST	JOIST		W	WEST	
LAV	LAVATORY		W/	WITH	
LIT	LIGHT		WC	WATER CLOSET	
LTG	LIGHTING		WD	WOOD	
M/A	MAKE UP AIR		W/H	WATER HEATER	
MAX	MAXIMUM		WT	WEIGHT	

CONSULTANTS
DRP
COMMERCIAL DESIGN
[DESIGN FOR RESTAURANT PLUS, INC.]
119 S. ATLANTIC BLVD, STE 228
MONTEREY PARK, CA 91754
t. +1.626.570.9978
jimmy@hellodrp.com
CONSULTANTS
curtis su
[CURTIS SU ASSOCIATES]
Design | Build | Architecture
309 E 8th St Suite 306,
Los Angeles, CA 90014
t. +1.818.835.6623
suh@grandvisualization.com



NO.	DESCRIPTION	DATE
PROJECT #	2428	
PHASE:		PERMIT
DATE:	2/16/2023	
SCALE:	N.T.S.	NTS
DRAWN BY:		



PROJECT NUMBER PRJ2024-001757-(1)
HEARING DATE April 15, 2025
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2024002614

PROJECT SUMMARY

OWNER / APPLICANT Mar LLC / Alicia Fan	MAP/EXHIBIT DATE 2/16/2023
--	--------------------------------------

PROJECT OVERVIEW

The applicant, Alicia Fan, requests a conditional use permit ("CUP") to authorize the sale of beer and wine for on-site consumption at an existing restaurant ("Spicy Home") located in a commercial shopping center in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones).

LOCATION 15842A E. Gale Avenue, Hacienda Heights	ACCESS via Gale Avenue
--	----------------------------------

ASSESSORS PARCEL NUMBER(S) 8245-013-002	SITE AREA 8.1 Acres
---	-------------------------------

GENERAL PLAN / LOCAL PLAN East San Gabriel Valley Area Plan	ZONED DISTRICT Hacienda Heights	PLANNING AREA East San Gabriel Valley
---	---	---

LAND USE DESIGNATION CG (General Commercial)	ZONE C-2 (Neighborhood Business)
--	--

PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	COMMUNITY STANDARDS DISTRICT / PLANNING AREA STANDARDS DISTRICT East San Gabriel Valley
------------------------------	---------------------------------	---

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

KEY ISSUES

- Consistency with the East San Gabriel Valley Area Plan and General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030.F (Alcoholic Beverage Sales Findings Requirements)
 - Section 22.20.040 (Commercial Zone Development Standards)

CASE PLANNER: Steve Mar	PHONE NUMBER: (213) 893-7009	E-MAIL ADDRESS: smar@planning.lacounty.gov
-----------------------------------	--	--

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-001757-(1)
CONDITIONAL USE PERMIT NO. RPPL2024002614

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2024002614** on April 15, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Alicia Fan ("Permittee"), requests the CUP to authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Spicy Home”) located in a commercial shopping center (“Project”) at 15842A E. Gale Avenue in the unincorporated community of Hacienda Heights ("Project Site") in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030.C (Land Use Regulations for Zones Commercial Zones).
4. **PREVIOUS ENTITLEMENT(S).** Site Plan Review (“SPR”) No. RPPL2023001630 authorized the change of use in the shopping center tenant space from retail to restaurant use.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONINGS.** The Project Site is located in the San Jose Zoned District and is currently zoned C-2. Pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), a CUP is required for the sale of beer and wine for on-site consumption.
7. **SURROUNDING LAND USES AND ZONING**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG, H9 (Residential 9 – 9 Dwelling Units per Acre)	C-1 (Restricted Business), C-2, R-1 (Single-Family Residence)	Commercial, Single-family Residences (“SFRs”)
EAST	CG, H9	R-1-6,000 (Single-family Residence –	SFRs, Commercial

		6,000 square feet Minimum Required Lot Area), C-1	
SOUTH	H9 (Residential 9)	R-1-6,000	SFRs
WEST	CG	C-2, C-3-DP (General Commercial – Development Program)	Commercial, Church

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 8.1 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a multi-tenant shopping center.

B. Site Access

The Project Site is accessible via Gale Avenue, an 80-foot-wide Secondary Highway in the County Master Plan of Highways, to the north. Primary access to the Project Site is via an entrance/exit on Gale Avenue. Secondary access to the Project Site is via an entrance/exit on Hacienda Boulevard.

C. Site Plan

The site plan depicts the related restaurant located in a tenant space within a multi-tenant shopping center at the southeast corner of Gale Avenue and Hacienda Boulevard. Parking is provided by surface parking lots in front of and behind the shopping center structure. The restaurant's floor plan depicts the dining area where food and beverage service occur. The sale and consumption of beer and wine will be restricted to this dining area.

D. Parking

While the request is for the sale of beer and wine for on-site consumption, the restaurant use in the subject tenant space was approved under Site Plan No. RPPL2023001630 with an occupancy load of 170 persons requiring 57 parking spaces. The shopping center contains 466 parking spaces and can accommodate these 57 parking spaces.

9. CEQA DETERMINATION.

Prior to the Hearing Officer’s public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the sale of beer and wine for on-site consumption at an existing restaurant as an accessory service to the restaurant's food service and does not significantly change the restaurant's current operations and does not involve any physical alterations to the tenant space. Additionally, the Project Site is not located within or in close proximity to

a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

10. PUBLIC COMMENTS.

Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received four letters in support of the Project.

Hacienda Heights Improvement Association

The Hacienda Heights Improvement Association, in a letter dated October 31, 2024, does not oppose the CUP request.

11. AGENCY RECOMMENDATIONS.

A. County Sheriff's Department: Recommended approval in a letter dated June 11, 2024.

12. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On February 26, 2025, a total of 442 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the CG (land use designation is intended for local serving commercial, office and professional businesses, retail and service establishments. The sale of beer and wine for on-site consumption at an existing restaurant supports the continued commercial use of the property.

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

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

- *(Policy LU 4.4) Encourage mixed use development along major commercial corridors in urban and suburban areas.*
- *(Policy LU 5.2) Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The Project allows for the sale of beer and wine for on-site consumption at an existing restaurant located in a shopping center at the major commercial intersection of Gale Avenue and Hacienda Boulevard. The Project allows the restaurant to offer alcoholic beverage service with its dining services and will help maintain an existing commercial service in the neighborhood.

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

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

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

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-2 zoning classification as the sale of beer and wine for on-site consumption is permitted in such zone with a CUP pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

CONDITIONAL USE PERMIT FINDINGS

16. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** While the Project is a request for the sale of beer and wine for on-site consumption, the existing establishment is a bona-fide restaurant where the sale of beer and wine for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed use has the potential to increase dining enjoyment and property values by bringing economic activity to the area.

17. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is located in an existing shopping center that has been previously approved in conformance with all development standards prescribed under Title 22 (Planning and Zoning) of the County Code. The shopping center property is rectangular in shape and has an area of 8.1 acres. No physical expansion or changes are proposed as part of the Project.
18. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** While the Project is a request for the sale of beer and wine for on-site consumption, the Project Site is located at the major commercial intersection of Gale Avenue, an 80-foot-wide Secondary Highway on the County Master Plan of Highways; and Hacienda Boulevard, an 84-foot-wide Major Highway on the County Master Plan of Highways. These streets can handle all vehicular traffic generated by the commercial uses in the vicinity. The Project Site is serviced by all necessary public services and utilities that are needed for the Project Site's tenants.
19. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS

20. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There are two churches that are located within 600 feet of the Project Site. The subject establishment is a bona fide restaurant with proposed beer and wine sales as an ancillary part of their food service. The CUP includes conditions to prevent alcohol sales and consumption from being a disruption to these sensitive uses and to the surrounding neighborhood. The subject restaurant itself does not face these two churches and the church locations are buffered from the shopping center by the major commercial streets of Hacienda Boulevard and Gale Avenue.
21. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The subject restaurant is located in a tenant space within a multi-tenant commercial shopping center. The closest residential properties to the Project Site are located to the north and the south of the shopping center. The residences to the north are buffered from the subject restaurant by the shopping center's parking lot and by Gale Avenue. The residences to the south face the rear of the shopping center where there are no business entrances and are buffered from the shopping center by a rear parking lot. Alcoholic beverage sales at the

establishment shall be limited to the hours of 10:00 a.m. to 10:00 p.m. daily to avoid any potential early morning or late night adverse effects to the area.

22. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The existing establishment is a bona-fide restaurant where the sale of beer and wine for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed offering of beer and wine with the restaurant's food service enhances customers' dining experience and has the potential to increase economic activity in the shopping center.
23. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The sale of beer and wine for on-site consumption at the restaurant would not alter the existing exterior appearance of the shopping center's structure.
24. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.** The California Department of Alcoholic Beverage Control ("ABC") reported that the Project Site is located in a census tract with an overconcentration of on-site alcohol licenses and in a high crime reporting district. The sale of beer and wine for on-site consumption at the restaurant is a complementary and customary service that is typical for a full service restaurant. Other nearby restaurants also serve alcoholic beverages as part of their dining service. By having alcoholic beverages available for on-site consumption, the restaurant can provide a public convenience to its customers by offering beverage service that complements their food selection and is a similar service offered by nearby restaurants. To ensure continued compatibility between the Project and the surrounding land uses, the CUP grant term is limited to 10 years.

ENVIRONMENTAL FINDINGS

25. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The sale of beer and wine for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not change the restaurant's current operations and does not involve any physical alterations to the tenant space. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California

Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024002614**, subject to the attached conditions.

ACTION DATE: April 15, 2025

MM:SM

04/15/2025

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-001757-(1)
CONDITIONAL USE PERMIT NO. RPPL2024002614

PROJECT DESCRIPTION

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

GENERAL CONDITIONS

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

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on April 15, 2035.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,280.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections. Inspections may be unannounced and may be conducted

utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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

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

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

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **June 15, 2025**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit revised plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

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

19. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.
20. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.
21. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.

22. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
23. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
24. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty (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.
25. 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.
26. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
27. 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.
28. This grant authorizes the sale of alcoholic beverages for on-site consumption from 10:00 a.m. to 10:00 p.m., seven days a week.
29. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
30. The permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-side card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.

31. Music or other audible noise at the premises shall comply with Title 12 to the satisfaction of the County Department of Public Health.
32. 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.
33. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
34. 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.
35. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.
36. The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant, as depicted on the site and floor plans labeled Exhibit "A."
37. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
38. Food service shall be continuously provided during operating hours.



ATTACHMENT B

**Los Angeles County Department of Regional Planning
CONDITIONAL USE PERMIT STATEMENT OF FINDINGS
15842A Gale Ave. Hacienda Heights, CA 91745**

B.1 The proposed use will be consistent with the adopted General Plan for the area.

The project site maintains a General Plan Land Use designation of General Commercial and is improved with an existing commercial development. The subject request is for the sale and dispensing of beer and wine for on-site consumption within a new restaurant. The restaurant use is consistent with the General Commercial Land Use Designation of the site since the GC designation is intended to permit a broad range of commercial services, including the traditional concepts of community, neighborhood, and highway-oriented commercial, categories into which this Project falls. The proposed alcohol use promotes the concept of community-oriented commercial uses and is a local-serving restaurant that contributes to the broad range of commercial services provided in the surrounding community. The sale of beer and wine is conditionally permitted on the site subject to certain findings, which have been made herein.

If the requested entitlement is granted, it would allow for the restaurant to provide alcoholic beverages as an incidental addition to its primary food service function. The restaurant's ability to effectively market to and satisfy the expectations of its customers will be strengthened by the sale and service of alcoholic beverages at the restaurant.

The requested entitlement is consistent with a number of the General Plan's objectives and policies land uses such as:

- ✓ Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.
 - Policy LU 5.2: Encourage a diversity of commercial and retail services and public facilities at various scales to meet regional and local needs.
 - Policy LU 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.

A variety of commercial and retail uses have been established along Gale Avenue and S. Hacienda Blvd., which are both heavily traveled transportation corridors. The proposed restaurant and proposed accessory beer and wine sales for on-site consumption will contribute to the variety and diversity of community-serving uses in the area.

- ✓ Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.
 - Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques

The requested entitlement is consistent with the following goals and policies of the Altadena Community Plan such as:

- ✓ Policy LU 1.3: Encourage mixed-use in commercial areas
- ✓ Policy LU2.1: Allow vertical expansion of commercial and mixed-use development on existing commercial sites

The restaurant is located in an area surrounded by a mix of land uses, services and amenities. The sale of beer and wine will enhance the amenities provided to local patrons and contribute to the economic growth of the surrounding community. The Project request will maintain and enhance the restaurant's use and make it more attractive to patrons in the surrounding community.

B.2 The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;**
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and**
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.**

The requested use will have no adverse effect on nearby residents or employees. On the contrary, the proposed use of alcoholic beverages will provide a supplementary service to great authentic Mexican food for residents and employees in the vicinity. Spicy Home will continue to provide positive investment to improve property value. The new restaurant is an attractive improvement to the commercial center it resides in.

The site improvements and highly visible property investment encourage other property owners in the vicinity to consider similar investments improving property values throughout the area. Moreover, the approval of the proposed entitlement will also allow the restaurant to not only attract additional visitors but generate additional tax revenues for the area and local economy therefore increasing the valuation of the property within itself and making it more desirable.

The Applicant's ability to serve beer and wine beverages to their patrons with their meals will strengthen the restaurant's revenues and help enable the establishment to remain solvent and continue to prosper as the pandemic recovery unfolds in the coming months and years. Restaurants in general have been devastated by the pandemic; the Applicant's ability to serve alcoholic beverages as a customary complement to the restaurant's primary food service function will help ensure the business' viability, which, in turn, will help enhance the economic viability of the site.

The approval of the conditional use will not adversely affect the welfare of the pertinent community as the request does not include any form of live entertainment or patron dancing. The subject property is zoned for commercial uses and will be utilized as such with the proposed alcohol sales in conjunction with a restaurant. The use will not adversely affect the economic welfare of the community because the existing establishment will continue to positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment. The sale of alcoholic beverages in this location will not represent the introduction of a new use to the area; moreover, the applicant will operate this bona-fide eating place under all applicable codes and guidelines. The kitchen will remain open the entire time the restaurant is and there will be no live entertainment. This assures a use that is both convenient to patrons and respects the welfare of the community.

B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The project site retains a zoning designation of C-2 and a General Plan Land Use Designation of General Commercial. It falls within the Hacienda Heights Community Plan and Community Standards District. Situated within an existing commercial development, the subject property adheres to county specifications regarding essential elements such as walls, fences, parking, and loading facilities. There will be no alteration to the use of the property, which is designated for commercial purposes and will continue to be utilized as such, including the proposed alcohol sales in conjunction with an existing restaurant.

The request pertains to permitting the sale and dispensing of beer and wine for on-site consumption in association with an existing restaurant. It does not involve the construction of any new structures on the premises or the introduction of a new use. As there will be no physical alterations to the existing conditions at the project site, it can be determined that the site is adequately sized and shaped to accommodate the various development aspects outlined in Title 22.

B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and**
b. By other public or private service facilities as are required.

The project site is fronted on S. Hacienda Blvd. and E. Gale Avenue. The property is accessible via both streets. This site is located on one of the principal thoroughfares in the area and the development was planned to accommodate the proposed commercial use. Restaurant uses have existed on this site for several years, and the addition of alcohol sales is not expected to increase the traffic volume in the area. As the subject request does not include any changes to the physical characteristics or use of the project site from what it was constructed for, it can be found that the site is adequately served by streets and services that are required for such use.



ATTACHMENT A
Los Angeles County Department of Regional Planning
ALCOHOLIC BEVERAGE SALES STATEMENT OF FINDINGS
15842A Gale Ave. Hacienda Heights, CA 91745

PROJECT REQUEST:

The applicant, SIWEI, INC., is requesting a Conditional Use Permit to allow the sale and dispensing of beer and wine (Type 41 ABC License) for on-site consumption at an existing 4,131 sq ft restaurant. The restaurant is located in the C-2 (General Commercial) Zone in the East San Gabriel Valley Planning Area and Hacienda Heights Community Plan. The new eatery, known as “SPICY HOME,” sits up to 100 patrons indoors and is proposing daily operations of 11:00 am to 10:00 pm.

F.1.a. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

The establishment is situated within an established commercial development known as Gale Square Shopping Center, surrounded by public rights of way, a surface parking lot, and similar commercial ventures. Within a 600-foot radius of the property, several sensitive uses exist, including two churches and a Swimming School.

The proposed use will operate as a bona fide restaurant, with beer and wine sales as supplementary offerings. Therefore, it is anticipated that no adverse externalities such as public drunkenness or loitering will arise from its operation. To ensure compliance and mitigate potential nuisances, the project will be subject to stringent conditions, maintaining its status as a restaurant and preventing alcohol sales from becoming disruptive to neighbors or sensitive establishments in the vicinity.

Located in a commercially vibrant section of Hacienda Heights, the project aims to fulfill the demand for dining options among the residential population. The applicant is dedicated to collaborating with the community to address any potential concerns. Approval of the liquor license for this reputable establishment along S. Hacienda Blvd. will provide a convenient dining destination for local residents and visitors alike, stimulating commercial activity in the area and bolstering the local economy. Additionally, should the proposal be approved, the Zoning Administrator will impose conditions and limitations to address any potential adverse impacts effectively.

F.1.b. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area

The closest residential properties to the project site are located directly to the north and south of the commercial center. Beer and wine service will be confined to the interior of the restaurant, which faces the shopping center's parking lot. This existing parking area serves as an effective buffer between the restaurant and the nearby residential areas. Additionally, the establishment will remain a bona-fide restaurant and will not include live entertainment or patron dancing as part of this application.

The primary function of the establishment will remain focused on sit-down meal service, and its operational character will remain unchanged with this authorization. The property is zoned for commercial use, and restaurant operations are permitted under this zoning. Approval of this permit will enable the applicant to provide a full-service experience to patrons and compete more effectively with other restaurants in the vicinity. The proposed use aligns with the existing character of the area, contributing positively to the neighborhood and fulfilling a need within the community.

Alcohol sales will complement food service and will be limited to designated dining areas within the restaurant. Therefore, the restaurant will not impose excessive burdens or nuisances on nearby residential areas.

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

On the contrary, integrating the sale and service of alcoholic beverages as a customary component of the restaurant's primary food service function will enable the applicant to remain economically competitive with other restaurants in the area that have been granted similar accommodations. This contributes positively to the overall economic viability of the establishment. Permitting the sale of alcoholic beverages can also help sustain economic activity in the community, as commercial centers in the immediate vicinity attract customers from a broader geographic area.

Therefore, the proposed project will not hurt the economic welfare of the area. It does not involve any alterations to the floor area or the type of use. The restaurant will continue to offer lunch and dinner options, and alcoholic beverages are generally expected as part of the service. Authorizing the sale of beer and wine for on-site consumption alongside the existing restaurant will enhance the vitality of the area, creating an active and vibrant atmosphere for residents and visitors alike.

The applicant acknowledges the responsibility associated with serving alcoholic beverages and is committed to implementing all necessary measures to ensure cohesive operations with neighboring eating establishments that also offer alcohol as a supplementary service.

F.1.d. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

No change is being proposed to the exterior appearance of the business, which is compatible with the adjacent properties and will not have an adverse impact on the surrounding neighborhood. The restaurant is located within an existing commercial development. The exterior of the restaurant will not be altered at all because of this application, nor will it differ significantly from the appearance of existing businesses on nearby commercial properties. The restaurant's operators understand the effects that a poorly - maintained building have on the community and will continue to pay close attention to the maintenance of its structure. They will ensure that the structure will not deteriorate to the point of causing blight or the lowering of neighboring property values.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 3, 2025
PROJECT NUMBER: PRJ2024-001757-(1)
PERMIT NUMBER(S): CUP RPPL2024002614
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 15842A E. Gale Avenue, Hacienda Heights
OWNER: Mar LLC
APPLICANT: Alicia Fan
CASE PLANNER: Steve Mar, Senior Regional Planner
smar@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 – Existing Facilities Categorical Exemption under State CEQA Guidelines Section 15301 because the sale of beer and wine for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not significantly change the restaurant's current operations and does not involve any physical alterations to the tenant space. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

SHAPING
TOMORROW

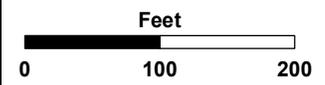


AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-001757
ALCOHOL CUP RPPL2024002614

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



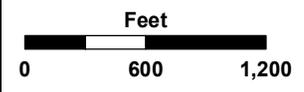
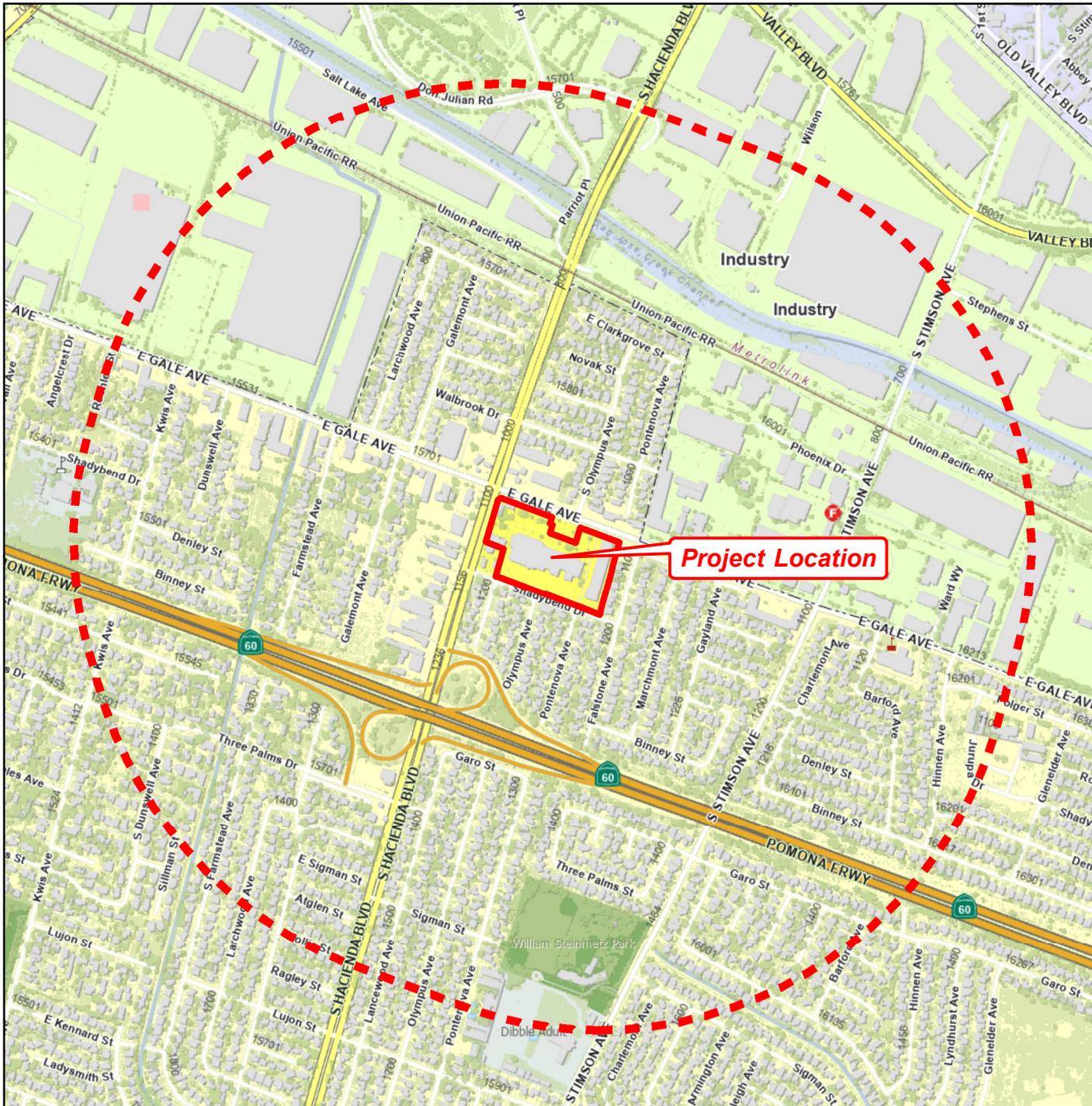
LA COUNTY
PLANNING

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

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-001757
ALCOHOL CUP RPPL2024002614



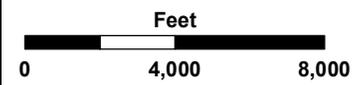
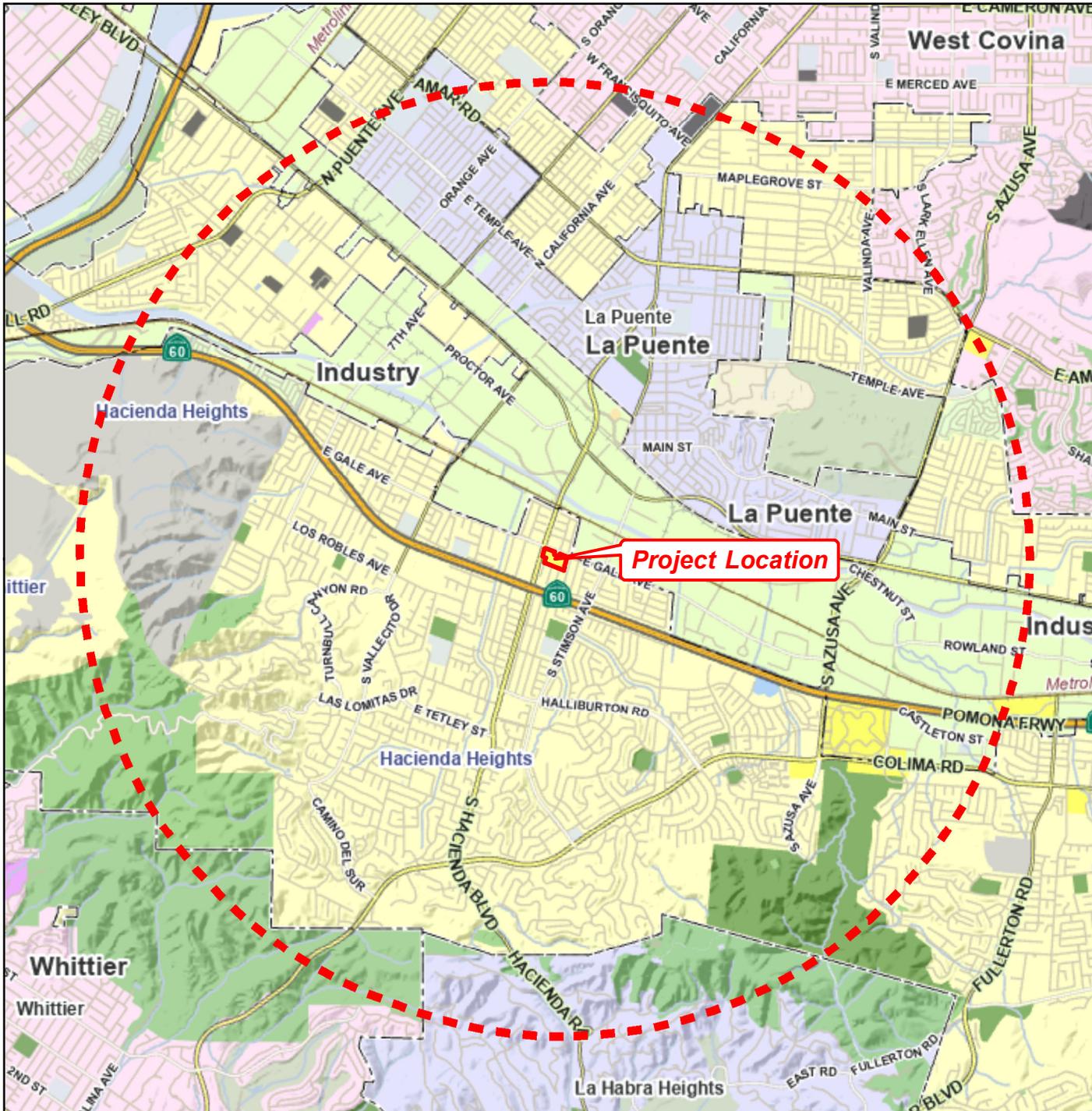
LA COUNTY
PLANNING

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

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-001757
ALCOHOL CUP RPPL2024002614



LA COUNTY
PLANNING

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





INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&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

SIWEI INC

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

15842A E GALE AVE., HACIENDA HEIGHTS, CA 91745-1601

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

4091

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

5

On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

8

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

P678-C2

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13) No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

1473

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

290

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 04/25/2024



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



June 11, 2024

Los Angeles County Department of
Regional Planning
Mr. Steve Mar, Senior Regional Planner
320 West Temple Street, Room 1346
Los Angeles, CA 90012

Project No.: PRJ2024-001757-(1)
Permit No.: RPPL2024002614

To whom it may concern:

The purpose of this letter is in response to your request regarding calls for service to Spicy Home located at 15842A E. Gale Ave., in the unincorporated county area of Hacienda Heights, CA. The Sheriff's Department has responded to one vandalism call for service within the last five years.

We do not have any objection regarding the approval of this Conditional Use Permit. Should you require additional comments, please feel free to contact me or Lieutenant Peter Gomez at (626) 934-3051.

Sincerely,

ROBERT G. LUNA, SHERIFF


Glenn I. Emery, Captain
Industry Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

RECEIVED
2024 JUN 18 AM 10:35
DEPT OF DELAWARE LAW ENF



HACIENDA HEIGHTS IMPROVEMENT ASSOCIATION, INC
POST OFFICE BOX 5235 • HACIENDA HEIGHTS, CA 91745

Los Angeles County

October 31, 2024

Department of Regional Planning
320 W. Temple Street, Rm. 1346
Los Angeles, CA 90012

Attention: Mr. Carl Nadela
Zoning Permits East Section

Subject: RPPL2024002614 / CUP for Conditional Use Permit

Spicy House 15842 A Gale Ave, Hacienda Heights, CA 91745

Type 41 ABC Liquor License – On Sale Beer & Wine Eating Place

Dear Mr. Nadela,

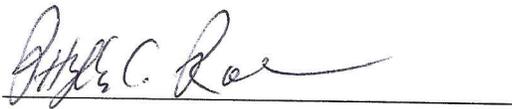
A request to review a Conditional Use Permit to sell beer and wine was presented at our Monthly Board of Directors meeting on October 21, 2024. The meeting occurred at the Hacienda Heights Community Center, located at 1234 Valencia Ave, Hacienda Heights, CA 91745.

Previously, Ms. Liliger Damaso provided all documentation and gave a detailed description of Spicy House's intent to sell beer and wine in their restaurant located at 15842 A Gale Ave, in Hacienda Heights, CA. After several conversations and visits to Spicy House, followed by interviews with neighboring businesses near Spicy House, the HHIA board discussed and voted on this project. We feel there should be no compelling reason why the sale of beer and wine should not be allowed. We also suggest that their presence will be an asset to this area of Hacienda Heights, leaving fewer vacant storefronts.

The Hacienda Heights Improvement Association (HHIA) is a California chartered community association dealing in matters concerning Hacienda Heights, California. HHIA appreciates the opportunity to provide a community forum for residents of Hacienda Heights to see and hear firsthand requests to file for permits and continuation of business processes.

If I can be of further assistance, please contact me at (818) 601-1998 or by email at
or prokus@aol.com

Sincerely,



Phyllis Rokus, President - HHIA

Cc: HHIA Board Members

Mr, Ryan Serrano, Field Deputy, 1st Supervisorial District

Liliger Damaso, President Liquor License Brokers

HACIENDA AUTO CENTER
15882 GALE AVE. HACIENDA HEIGHTS

Dear Members of the Planning Commission,

I am writing to express my enthusiastic support for Spicy Home, a proposed Chinese restaurant that seeks to serve beer and wine from 11:00am to 10:00pm daily in the community of Hacienda Heights, address 15842A Gale Ave. Hacienda Heights, CA 91745. Having experienced the positive impact of similar establishments elsewhere in California, I believe that Spicy Home will be a valuable addition to our shopping center, our business and the neighborhood.

The operators of Spicy Home have demonstrated their commitment to responsible alcohol service through their successful management of other locations across Southern California. By extending their expertise to Gale Square, Hacienda Heights, they have the potential to elevate our dining scene, drive quality business traffic and contribute to the economic growth of our community.

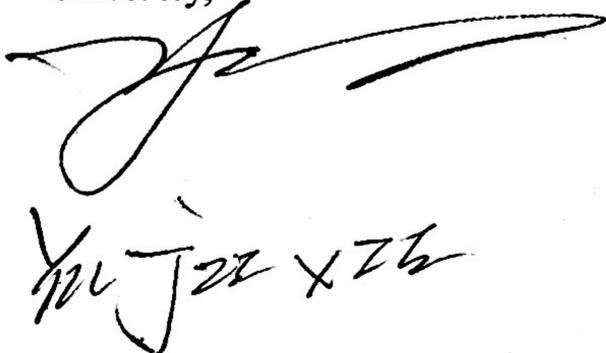
I am particularly excited about the prospect of enjoying beer and wine options alongside Spicy Home's delectable Pecking Duck and spicy Chinese food offerings. The unique combination will provide residents and visitors with a distinctive dining experience that sets Spicy Home apart from other Chinese establishments in the area. I foresee this place will be the choice of holiday and special event gatherings for families and friends.

Furthermore, I have confidence in the operator's ability to ensure that alcohol is served responsibly and in compliance with all regulations. Their track record of responsible alcohol service gives me assurance that they will prioritize the safety and well-being of patrons and the community at large.

In summary, I urge the Planning Commission to approve Spicy Home's request to serve beer and wine from 11:00am to 10:00pm daily. Doing so will not only support a local business but also enhance the dining options available to residents and contribute to the overall vitality of Hacienda Heights.

Thank you for considering my input, and I look forward to seeing Spicy Home become a valued addition to our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yu Jia Xue', with a long horizontal flourish extending to the right.

Hacienda Auto Center

15882 Gale Ave. Hacienda Heights, CA 91745
626-333-9503



Dear Members of the Planning Commission,

I am writing to express my enthusiastic support for Spicy Home, a proposed Chinese restaurant that seeks to serve beer and wine from 11:00am to 10:00pm daily in the community of Hacienda Heights, address 15842A Gale Ave. Hacienda Heights, CA 91745. Having experienced the positive impact of similar establishments elsewhere in California, I believe that Spicy Home will be a valuable addition to our shopping center, our business and the neighborhood.

The operators of Spicy Home have demonstrated their commitment to responsible alcohol service through their successful management of other locations across Southern California. By extending their expertise to Gale Square, Hacienda Heights, they have the potential to elevate our dining scene, drive quality business traffic and contribute to the economic growth of our community.

I am particularly excited about the prospect of enjoying beer and wine options alongside Spicy Home's delectable Pecking Duck and spicy Chinese food offerings. The unique combination will provide residents and visitors with a distinctive dining experience that sets Spicy Home apart from other Chinese establishments in the area. I foresee this place will be the choice of holiday and special event gatherings for families and friends.

Furthermore, I have confidence in the operator's ability to ensure that alcohol is served responsibly and in compliance with all regulations. Their track record of responsible alcohol service gives me assurance that they will prioritize the safety and well-being of patrons and the community at large.

In summary, I urge the Planning Commission to approve Spicy Home's request to serve beer and wine from 11:00am to 10:00pm daily. Doing so will not only support a local business but also enhance the dining options available to residents and contribute to the overall vitality of Hacienda Heights.

Thank you for considering my input, and I look forward to seeing Spicy Home become a valued addition to our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tristian Martinez', written in a cursive style.

Tristian Martinez

O'Reilly Auto Parts

15840 Gale Ave. Hacienda Heights, CA 91745
626-962-2128



Dear Members of the Planning Commission,

I am writing to express my enthusiastic support for Spicy Home, a proposed Chinese restaurant that seeks to serve beer and wine from 11:00am to 10:00pm daily in the community of Hacienda Heights, address 15842A Gale Ave. Hacienda Heights, CA 91745. Having experienced the positive impact of similar establishments elsewhere in California, I believe that Spicy Home will be a valuable addition to our shopping center, our business and the neighborhood.

The operators of Spicy Home have demonstrated their commitment to responsible alcohol service through their successful management of other locations across Southern California. By extending their expertise to Gale Square, Hacienda Heights, they have the potential to elevate our dining scene, drive quality business traffic and contribute to the economic growth of our community.

I am particularly excited about the prospect of enjoying beer and wine options alongside Spicy Home's delectable Pecking Duck and spicy Chinese food offerings. The unique combination will provide residents and visitors with a distinctive dining experience that sets Spicy Home apart from other Chinese establishments in the area. I foresee this place will be the choice of holiday and special event gatherings for families and friends.

Furthermore, I have confidence in the operator's ability to ensure that alcohol is served responsibly and in compliance with all regulations. Their track record of responsible alcohol service gives me assurance that they will prioritize the safety and well-being of patrons and the community at large.

In summary, I urge the Planning Commission to approve Spicy Home's request to serve beer and wine from 11:00am to 10:00pm daily. Doing so will not only support a local business but also enhance the dining options available to residents and contribute to the overall vitality of Hacienda Heights.

Thank you for considering my input, and I look forward to seeing Spicy Home become a valued addition to our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Falcon', written in a cursive style.

Michael Falcon

Falcon Paints

15856 Gale Ave. Hacienda Heights, CA 91745
626-330-8070



Dear Members of the Planning Commission,

I am writing to express my enthusiastic support for Spicy Home, a proposed Chinese restaurant that seeks to serve beer and wine from 11:00am to 10:00pm daily in the community of Hacienda Heights, address 15842A Gale Ave. Hacienda Heights, CA 91745. Having experienced the positive impact of similar establishments elsewhere in California, I believe that Spicy Home will be a valuable addition to our shopping center, our business and the neighborhood.

The operators of Spicy Home have demonstrated their commitment to responsible alcohol service through their successful management of other locations across Southern California. By extending their expertise to Gale Square, Hacienda Heights, they have the potential to elevate our dining scene, drive quality business traffic and contribute to the economic growth of our community.

I am particularly excited about the prospect of enjoying beer and wine options alongside Spicy Home's delectable Pecking Duck and spicy Chinese food offerings. The unique combination will provide residents and visitors with a distinctive dining experience that sets Spicy Home apart from other Chinese establishments in the area. I foresee this place will be the choice of holiday and special event gatherings for families and friends.

Furthermore, I have confidence in the operator's ability to ensure that alcohol is served responsibly and in compliance with all regulations. Their track record of responsible alcohol service gives me assurance that they will prioritize the safety and well-being of patrons and the community at large.

In summary, I urge the Planning Commission to approve Spicy Home's request to serve beer and wine from 11:00am to 10:00pm daily. Doing so will not only support a local business but also enhance the dining options available to residents and contribute to the overall vitality of Hacienda Heights.

Thank you for considering my input, and I look forward to seeing Spicy Home become a valued addition to our community.

Sincerely,

Ao Lin

Hongyun Dance Studio

15860 Gale Ave. Hacienda Heights, CA 91745
626-829-8388