

October 2, 2024

Steven Chen  
1140 Centre Dr., Unit E  
Walnut, CA 91789

PROJECT NO. PRJ2023-004409-(1)  
CONDITIONAL USE PERMIT NO. RPPL2023006493  
1388 FULLERTON ROAD, SUITE B, ROWLAND HEIGHTS (APN NO. 8270-002-051)

Dear Steven Chen:

The Regional Planning Commission (Commission), by its action of **October 2, 2024**, has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

**Appeals:**

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **October 16, 2024**. Appeals must be submitted to [appeal@planning.lacounty.gov](mailto:appeal@planning.lacounty.gov) before the end of the appeal period.

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

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Steven Chen  
October 2, 2024  
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For questions or for additional information, please contact Steve Mar of the Puente Whittier Development Services Section at (213) 974-6435, or smar@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP  
Director of Regional Planning



Maria Masis, AICP Supervising Regional Planner  
Puente Whittier Development Services Section

MM:SM

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

c: Board of Supervisors  
DPW (Building and Safety)  
Zoning Enforcement

CP\_DATE\_FILENAME

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. PRJ2023-004409-(1)  
CONDITIONAL USE PERMIT NO. RPPL2023006493

**RECITALS**

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2023006493** on October 2, 2024.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on October 2, 2024, before the Commission. Commissioners Duarte-White, Louie, O’Connor, Moon, and Hastings were present for the public hearing. The applicant’s representative, Steve Chen, was present via teleconference and provided testimony in favor of the Project. There being no further testimony, the Commission closed the public hearing and approved the Project.
3. **ENTITLEMENT REQUESTED.** The permittee, Steven Chen ("permittee"), requests the CUP to authorize the sale of on-site beer and wine ("Project") at an existing restaurant (“Chubby Cattle BBQ”) located in a commercial shopping center at 1388 Fullerton Road, Suite B in the unincorporated community of Rowland Heights ("Project Site") in the C-2-DP-BE (Neighborhood Business – Development Program – Billboard Exclusion) Zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).
4. **PREVIOUS ENTITLEMENT(S).** CUP 90-242, approved December 4, 1991, authorized the construction and operation of a multi-tenant shopping center. Revised Exhibit “A” (“REA”) 201400277, approved September 4, 2014, authorized a revision to CUP 90-242 for tenant improvements for a new restaurant in the subject tenant space. CUP RPPL201500015, approved September 16, 2015, authorized on-site beer and wine sales at the restaurant approved under REA 201400277. REA RPPL2023000253, approved February 25, 2023, authorized new signage for the “Chubby Cattle BBQ” restaurant.
5. **LAND USE DESIGNATION.** The Project Site is located within the C (Commercial) land use category of the Rowland Heights Community Plan (“Community Plan”) Land Use Policy Map. On May 21, 2024, the Community Plan was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, as the subject CUP application was deemed complete prior to the adoption of the Area Plan, it is still being reviewed and analyzed under the, then applicable, Community Plan.
6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned C-2-DP-BE. Pursuant to County Code Section 22.20.030, a CUP is required for the sale of alcoholic beverages within this zoning classification.

**7. SURROUNDING LAND USES AND ZONING**

LOCATION	ROWLAND HEIGHTS COMMUNITY PLAN LAND USE POLICY*	ZONING	EXISTING USES
NORTH	City of Industry	City of Industry	Warehouse
EAST	U2 (Urban 2 – 3.3 to 6.0 Dwelling Units per Acre)	RPD-6000-10U (Residential Planned Development – 6,000 Square Feet Minimum Lot Area – 10 units per acre Maximum Density), R-1 (Single-Family Residence)	Elementary School, Single-Family Residences (SFRs)
SOUTH	U3 (Urban 3 – 6.1 to 12.0 Dwelling Units per Acre)	R-3-3000 (Limited Density Multiple Residence – 3,000 Square Feet Minimum Lot Area)	SFR, Multi-Family Residences
WEST	City of Industry	City of Industry	Shopping Center

\* Note: On May 21, 2024, the Rowland Heights Community Plan (“Community Plan”) was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, since the subject CUP application was deemed complete prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan.

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

**A. Existing Site Conditions**

The Project Site is 4.32 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. The shopping center is two-stories tall, and the subject restaurant is located on the ground floor on the eastern end of the shopping center. Parking, to serve the subject restaurant and shopping center, is provided by surface and subterranean parking lots.

**B. Site Access**

The Project Site is accessible via Fullerton Road to the west. Primary access to the Project Site is via entrances/exits on Fullerton Road. Emergency access to the Project Site is provided via a gated entrance/exit on Jellick Avenue to the east.

**C. Site Plan**

The site plan depicts the Project Site located at the eastern end of a multi-tenant shopping center located to the east of Fullerton Road. Parking is provided by surface and underground parking spaces on the property. The subject restaurant is

located in an existing tenant space within the shopping center. The restaurant's floor plan depicts the dining and bar areas where food and beverage service will occur. The restaurant's waiting area provides up to four arcade game cabinets to entertain customers.

**9. CEQA DETERMINATION.**

Prior to the Commission'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 proposes the sale of on-site beer and wine at a restaurant at an existing shopping center which does not significantly alter the shopping center's appearance or overall commercial operations. 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.

**10. PUBLIC COMMENTS.**

Prior to the publication of the Report to the Commission, the Department of Regional Planning ("LA County Planning") staff received 11 letters in support of the Project.

**Rowland Heights Community Coordinating Council**

In a letter dated March 18, 2024, the Rowland Heights Community Coordinating Council has reviewed the Project and had recommended approval of the CUP request.

**11. AGENCY RECOMMENDATIONS.**

County Sheriff's Department: Recommended clearance to public hearing with conditions in a letter dated April 29, 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 August 22, 2024, a total of 99 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

- 13. LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Rowland Heights Community Plan because the C (Commercial) land use designation is intended for retail commercial, service, and office uses. The sale of on-site beer and wine at a proposed restaurant supports the continued commercial use of the property.

**14. GOALS AND POLICIES.** The Commission 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 a restaurant located in a shopping center along the major commercial corridor of Fullerton Road. The Project allows for the existing restaurant to provide alcoholic beverage service with its dining services and will help maintain an existing restaurant business in the neighborhood.

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

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

The sale of beer and wine for on-site consumption at a restaurant will not affect existing signs or facades of the shopping center. The shopping center currently provides adequate signage and façade appearances. The subject restaurant's proposed signage has been approved under REA RPPL2023000253. The restaurant's façade will not be altered as a part of this project.

### **ZONING CODE CONSISTENCY FINDINGS**

**15. PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-2 zoning classification as alcoholic beverage sales is permitted in such zone with a CUP pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones).

**16. COMMUNITY STANDARDS DISTRICT (“CSD”).** The Commission finds that the sale of alcoholic beverages is not subject to any standards identified in County Code Chapter 22.332 (Rowland Heights Community Standards District). The existing restaurant and shopping center have been previously reviewed and approved to be consistent with any applicable CSD standards.

### **CONDITIONAL USE FINDINGS**

**17. The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The subject restaurant is located in an existing multi-

tenant shopping center where the restaurant's tenant space previously hosted a restaurant that served on-site beer and wine. The proposed on-site beer and wine sales at the proposed restaurant complements the shopping center's commercial use and will not create an adverse impact to the vicinity.

18. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is located in an existing shopping center that has been previously approved in conformance with all development standards prescribed under Title 22. No physical expansion or changes are proposed as part of the Project. The Project does not affect any physical development standards prescribed under Title 22.
19. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is accessible from Fullerton Road with emergency access off of Jellick Avenue. These streets can handle all vehicular traffic generated by the businesses in the shopping center. The Project Site is serviced by all necessary public services and utilities that are needed for the Project Site's tenants.
20. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

### **SUPPLEMENTAL FINDINGS**

21. **The Commission finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There is one sensitive use located within a 600-foot radius of the Project Site identified as an elementary school. The school is located across the street from the shopping center on Jellick Avenue to the east. The school is sufficiently buffered from the Project Site since the subject restaurant, along with all of the shopping center's tenant spaces, are oriented towards the center of the subject property facing north towards the SR-60 freeway and away from the school's direction. The Project will not have an adverse impact to nearby sensitive uses. The entrance off of Jellick Avenue is for emergency access only and will have little impact to the school and residences along that street.
22. **The Commission finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The Project Site is adjacent to residences to the south. These residences are buffered from the site by an existing block wall. The subject restaurant, along with all of the shopping center's tenant spaces, are oriented towards the center of the subject property facing north towards the SR-60 freeway and away from the adjacent residences, and primary activities take place within enclosed structures. The Project will not have a negative affect on any nearby residential areas.

23. **The Commission finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The subject tenant space has hosted a previous restaurant that served on-site beer and wine. The requested use does not deviate from this previous restaurant use with on-site beer and wine and the granting of the request will not have an adverse effect to the economic welfare of the community and has the potential to enhance sales for the restaurant.
24. **The Commission finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The on-site sale of beer and wine at the restaurant would not alter the existing exterior appearance of the shopping center's structure. Thus, the structure will continue to have an overall consistent appearance with the rest of the shopping center and neighborhood. No alterations to the exterior of the structure are proposed as a part of this project.
25. **The Commission finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.** The sale of on-site beer and wine at the restaurant is a complementary and expected service for the type of cuisine being served at the restaurant. Other nearby restaurants also serve on-site alcoholic beverages as part of their dining service. By providing on-site beer and wine, the restaurant can provide a public convenience to its customers by offering beverage service that is similar to other nearby restaurants.

### **ENVIRONMENTAL FINDINGS**

26. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The sale of on-site beer and wine at a proposed restaurant does not significantly alter the shopping center's appearance or overall commercial operations. 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**

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



**BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:**

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

**THEREFORE, THE COMMISSION:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023006493**, subject to the attached conditions.

**ACTION DATE: October 2, 2024**

**VOTE: 3:2:0:0**

Concurring: Louie, O'Connor, Moon

Dissenting: Duarte-White, Hastings

Abstaining: 0

Absent: 0

MM:SM

10/02/2024

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2023-004409-(1)  
CONDITIONAL USE PERMIT NO. RPPL2023006493

**PROJECT DESCRIPTION**

The project is to authorize the sale of on-site beer and wine at an existing restaurant (“Chubby Cattle”) subject to the following conditions of approval:

**GENERAL CONDITIONS**

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

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

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on October 2, 2034.** 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 **\$2,205.00**, 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 \$441.00 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 **December 2, 2024**.
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, County Zoning Enforcement inspector, or State of California Department of Alcoholic Beverage Control 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 of Regional Planning.
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 State of California Department of Alcoholic Beverage Control, 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. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this Conditional Use Permit.
24. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
25. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
26. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director of Regional Planning.
27. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
28. 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.
29. This grant authorizes the sale of alcoholic beverages from 10:00 a.m. to 10:00 p.m., seven days a week.
30. There shall be no consumption of alcoholic beverages outside the dining 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.

31. 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.
32. Music or other audible noise at the premises shall comply with Title 12 to the satisfaction of the Department of Public Health.
33. 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.
34. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
35. Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties. Bartenders and cocktail waiters and waitresses shall be age 21 or older.
36. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant's dining areas.
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. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions.
39. Food service shall be continuously provided during operating hours.
40. The business shall install a security alarm system and install security cameras inside the establishment and outside facing the parking lot.
41. There shall be no more than four (4) arcade game cabinets allowed in the subject establishment's waiting area. Arcade game cabinets shall not be placed outside of the designated waiting area on the Exhibit "A."