

## REPORT TO THE HEARING OFFICER

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DATE ISSUED:	May 8, 2025	
HEARING DATE:	May 20, 2025	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2024-002811-(1)	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2024004196	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	5949 Whittier Boulevard, East Los Angeles	
OWNER:	Pedro Jimenez	
APPLICANT:	Pedro Jimenez	
CASE PLANNER:	Melissa Reyes, Principal Planner Mreyes2@planning.lacounty.gov	

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### RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-002811-(1), CUP No. RPPL2024004196, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

### **CEQA:**

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

### **ENTITLEMENT:**

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024004196 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

**PROJECT DESCRIPTION**

**A. Entitlement Requested**

- A CUP to authorize the continued sale of alcoholic beverages (beer and wine) for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control (“ABC”) License (“Project”) at an existing restaurant in the Mixed Use Development (MXD) Zone pursuant to County Code Sections 22.26.030 (Land Use Regulations for MXD Zone) and 22.140.030 (Alcoholic Beverage Sales).

**B. Project**

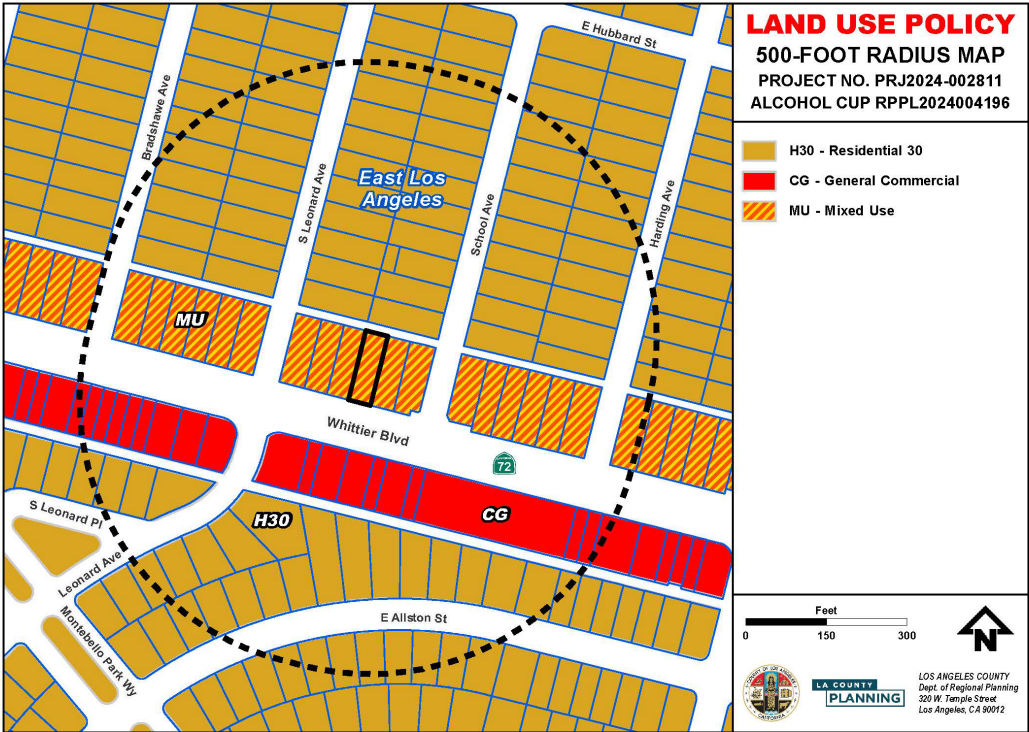
This Project will allow the continued sale of beer and wine for on-site consumption with a Type 41 ABC License at an existing restaurant known as Mi Tierra located at 5949 Whittier Boulevard (“Project Site”). The restaurant is located within a 1,940 square foot building originally constructed in 1927. A total of nine vehicle parking spaces are located behind the building and are accessible via a rear alley. No changes are proposed to the restaurant nor to the existing vehicle parking spaces. The sale of alcoholic beverages of beer and wine for on-site consumption was previously authorized by CUP No. 200700063 on October 15, 2008, and expired on October 15, 2024. The Census Tract is not unduly concentrated per ABC standards as ABC allows for five licenses for the sale of alcohol for on-site consumption in the Census Tract, and three licenses currently exist. There is one Type 40 license for the sale of beer for on-site consumption, one Type 41 license for the sale of beer and wine for on-site consumption, and one Type 21 license for the general sale of alcohol for off-site consumption within 500 feet of the Project Site. The Project Site is located within a High Crime Reporting District determined by ABC. 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 high crime reporting district. A condition of Project approval will limit the sale of alcoholic beverages for on-site consumption from 10:00 a.m. to 10:00 p.m. seven days a week.

**SUBJECT PROPERTY AND SURROUNDINGS**

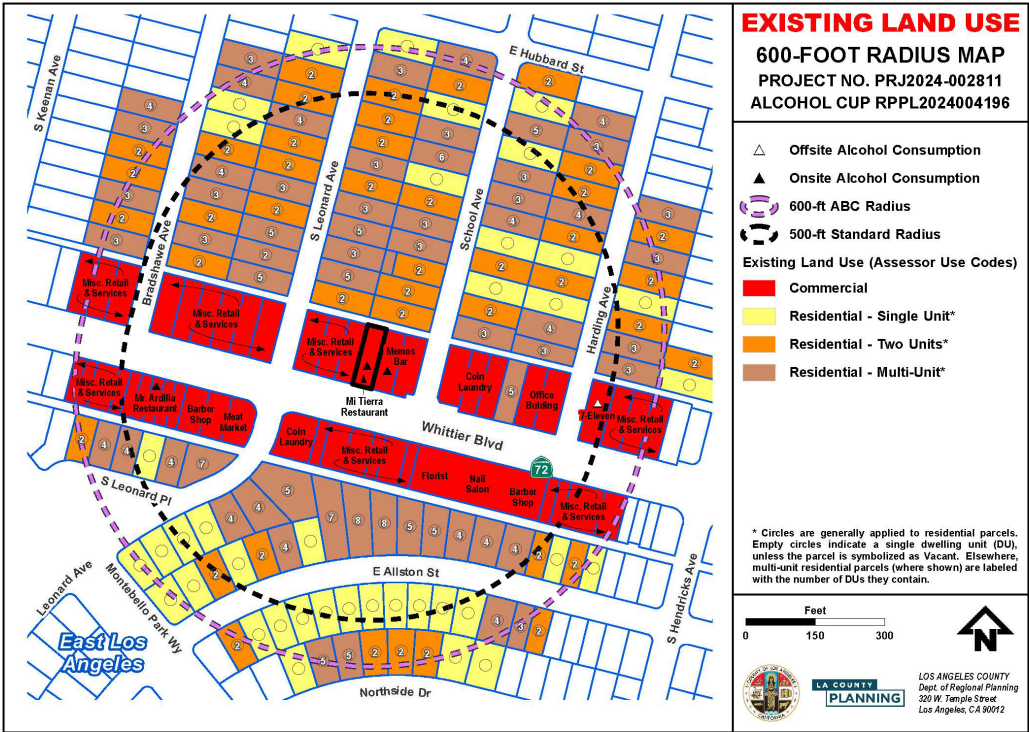
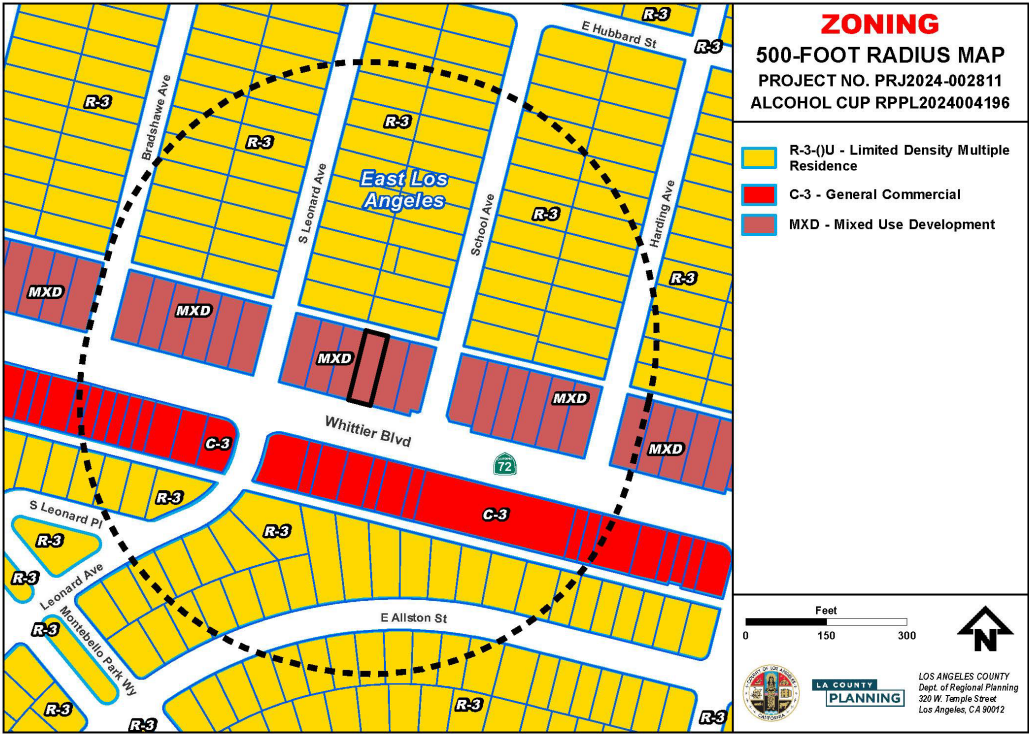
The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	MU (Mixed Use)	MXD (Mixed Use Development)	Restaurant
NORTH	H30 (Residential 30)	R-3 (Limited Density Multiple Residence)	Single family residences (“SFR”) and multifamily residences (“MFR”)
EAST	MU	MXD	Bar, beauty salon, retail, offices and laundromat

SOUTH	CG (General Commercial) and H30	C-3 (General Commercial) and R-3	SFRs, MDR, laundromat, retail and offices
WEST	MU	MXD	Bakery, retail and offices









## **PROPERTY HISTORY**

### **A. Zoning History**

<b>ORDINANCE NO.</b>	<b>ZONING</b>	<b>DATE OF ADOPTION</b>
1690	C-3 (General Commercial)	June 24, 1929
2426	C-3	March 5, 1934
880153z	C-3	September 13, 1985
2024-0032	MXD (Mixed Use Development)	May 21, 2024

### **B. Previous Cases**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
Revised Exhibit "A" ("REA") 201300143	Interior remodel of bar area and repair exterior	June 25, 2013
REA No. 200900043	Façade improvement	July 14, 2009
CUP No. 200700063	Allow the sale of on-site alcohol consumption of beer and wine within an existing restaurant	October 15, 2008
Plot Plan No. 48373	Interior remodel of an existing restaurant	August 19, 2003
Plot Plan No. 13133	Interior remodel of an existing restaurant	January 22, 1973

### **C. Violations**

<b>CASE NO.</b>	<b>VIOLATION</b>	<b>CLOSED</b>
11-0002056	Portable sign	January 24, 2011
05-0018140	Banner	February 14, 2006
04-0029592	Live entertainment	April 28, 2004

## **ANALYSIS**

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

The Project is located in an area developed to accommodate a mix of retail, office, and restaurant uses. The Project contributes to the variety of uses and services in the community and is situated on a street with other similar land uses. The Project is located within the MU (Mixed Use) land use designation, which is intended for pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use. The request for the continued sale of alcoholic beverages, beer and wine, for on-site consumption is ancillary to the operation of the restaurant and will remain consistent with the land use designation provided that the sales are conducted in compliance with the conditions of Project approval. The MXD Zone allows alcoholic beverage sales, for on-site consumption, with a CUP. The restaurant has been selling beer and wine for on-site consumption with a Type 41 ABC License since October 15, 2008, with the approval of

CUP No. 200700063. The CUP previously authorized the sale of alcoholic beverages, beer and wine, for on-site consumption from 8:00 a.m. to 12:00 a.m. seven days a week. Staff typically recommend limiting the hours of alcoholic beverage sales for on-site consumption from 10:00 a.m. to 10:00 p.m. seven days a week and the applicant agreed to the recommended hours.

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

The continued sale of alcoholic beverages beer and wine for on-site consumption Type 41 ABC License at an existing restaurant is compatible with the surrounding neighborhood and enhances the dining experience for the community. The economic welfare of the nearby community should not be affected by the ancillary sale of alcoholic beverages for on-site consumption. The Project is consistent with the other businesses in the immediate area and contributes to the economic welfare by providing more expansive services for the enjoyment of restaurant patrons. The restaurant has sold beer and wine since 2008, with minimal zoning code violations apart from banners and portable signs. The zoning code violation for live entertainment was issued prior to the approval of CUP No. 200700063 and no new complaints have been received by Staff.

Correspondence with ABC indicated that there are five licenses for the sale of alcoholic beverages for on-site consumption allotted to the Census Tract and three licenses currently exist. As the ratio of retail licenses for the sale of alcoholic beverages for on-site consumption to the population in the Census Tract does not exceed the ratio of retail licenses for the sale of alcoholic beverages for on-site consumption to the population in the County, there is not an undue concentration of licenses. The Project Site is located within a High Crime Reporting District determined by ABC. 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 high crime reporting district. Although located in a high crime reporting district, the sale of beer and wine for on-site consumption would serve as a public convenience to the surrounding community by providing beverage services that are customary to and expected at a restaurant and supports the restaurant's economic viability. Correspondence with the Los Angeles County Sheriff's Department ("Sheriff's Department"), East Los Angeles Station, did not advocate support or opposition to the request. The Sheriff's Department reviewed a five-year history for calls for service at the Project Site and no calls were generated. The applicant did not identify any sensitive uses located within 600 feet of the Project Site.

**C. Design Compatibility**

The existing restaurant is subject to the development standards of the MXD Zone. The Project does not propose any physical design changes to the structure and will not result in any new construction. The existing design of the restaurant is consistent with the exterior appearance of other commercial structures already constructed or under construction within the immediate neighborhood, so as not to cause blight, deterioration,

or substantially diminish or impair property values within the neighborhood. The request to allow the continued sale of alcoholic beverages, beer and wine for on-site consumption, in an eating establishment with on-site seating does not change or jeopardize the design of the area.

#### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

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

#### **ZONING ORDINANCE CONSISTENCY**

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

#### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by County Code Sections 22.158.050 and 22.140.030.F. 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 Project is to permit the continued sale of alcoholic beverages, beer and wine, for on-site consumption within an existing restaurant, with no new development. 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 Sheriff's Department, in a letter dated September 18, 2024, did not advocate support or opposition to the request (Exhibit I).

##### **B. Other Agency Comments and Recommendations**

ABC provided correspondence that five licenses for the sale of alcoholic beverages for on-sale consumption are allotted in the Census Tract and three licenses currently exist. Therefore, the total number of existing licenses does not exceed the number allowed in the Census Tract. The letter also indicates that the Project is located within a High Crime Reporting District, as defined and determined by ABC. A copy of the correspondence is attached for reference (Exhibit I).

##### **C. Public Comments**

The applicant conducted community outreach and collected 27 support letters from local businesses, customers, and residents (Exhibit J). At the time of report preparation, the



Applicant's community outreach did not result in any public comments. Prior to the publication of the Report to the Hearing Officer, Staff received one opposition e-mail of the Project citing concerns over crime and safety (Exhibit K).

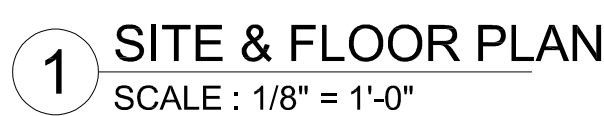
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Report  
Reviewed By: Elsa M. Rodriguez  
Elsa Rodriguez, Acting Supervising Planner

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

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Outreach
EXHIBIT K	Opposition Letter



5949 WHITTIER BLVD.

5949 WHITTIER BLVD.  
LOS ANGELES, CA 90022

C.S.



**PROJECT NUMBER**  
PRJ2024-002811-(1)

**HEARING DATE**  
May 20, 2025

**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit ("CUP") No.  
RPPL2024004196

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Pedro Jimenez

**MAP/EXHIBIT DATE**

September 22, 2024

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**PROJECT OVERVIEW**

The Project is a request for a CUP to authorize the continued sale of beer and wine for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control License at an existing restaurant ("Mi Tierra"). The hours requested for the sale of alcoholic beverages, beer and wine, for on-site consumption are 10:00 a.m. to 10:00 p.m. seven days per week. The sale of alcoholic beverages for on-site consumption was previously authorized by CUP No. 200700063.

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**LOCATION**

5949 Whittier Boulevard, East Los Angeles

**ACCESS**

Whittier Boulevard

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**ASSESSORS PARCEL NUMBER**

6342-034-016

**SITE AREA**

0.12 Acres

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**GENERAL PLAN / LOCAL PLAN**

General Plan 2035 / Metro Area Plan

**ZONED DISTRICT**

East Side Unit No. 1

**PLANNING AREA**

Metro

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**LAND USE DESIGNATION**

Mixed Use (MU)

**ZONE**

Mixed Use Development (MXD)

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**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**PLANNING AREA STANDARDS DISTRICT**

East Los Angeles

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

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**KEY ISSUES**

- Consistency with the Los Angeles County General Plan 2035 and Metro Area Plan
  - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
    - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
    - Chapter 22.364 (Metro Planning Area Standards District)
    - Section 22.26.030 (Mixed Use Development Zone)
    - Section 22.140.030 (Alcoholic Beverage Sales Findings Requirements)
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**CASE PLANNER:**

Melissa Reyes

**PHONE NUMBER:**

(213) 204-9945

**E-MAIL ADDRESS:**

Mreyes2@planning.lacounty.gov



LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2024-002811-(1)  
CONDITIONAL USE PERMIT ("CUP") NO. RPPL2024004196

**RECITALS**

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2024004196** ("CUP") on May 20, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Pedro Jimenez ("Permittee"), requests the Project Permit to authorize the continued sale of alcoholic beverages (beer and wine) for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control ("ABC") License in an existing restaurant ("Project") on a property located at 5949 Whittier Boulevard in the unincorporated community of East Los Angeles ("Project Site") in the MXD ("Mixed Use Development") zone pursuant to Los Angeles County Code ("County Code") Sections 22.26.030 (Land Use Regulations for Mixed Use Development Zone) and 22.140.030 (Alcoholic Beverage Sales).
4. **ENTITLEMENT REQUIRED.** The CUP is required for the sales of alcoholic beverages (beer and wine) for on-site consumption with a Type 41 ABC License in an existing restaurant in the MXD Zone pursuant to Los Angeles County Code ("County Code") Section 22.26.030 (Land Use Regulations for Mixed Use Development Zone) and 22.140.030 (Alcoholic Beverage Sales).
5. **LOCATION.** The Project is located at 5949 Whittier Boulevard within the East Side Unit No. 1 Zoned District and the Metro Planning Area.
6. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
Revised Exhibit "A" ("REA") No. 201300143	Interior remodel of bar area and repair exterior	June 25, 2013
REA No. 200900043	Façade improvement	July 14, 2009
CUP No. 200700063	Allow the sale of on-site alcohol consumption of beer and wine within an existing restaurant	October 15, 2008
Plot Plan No. 48373	Interior remodel of an existing restaurant	August 19, 2003
Plot Plan No. 13133	Interior remodel of an existing restaurant	January 22, 1973

7. **LAND USE DESIGNATION.** The Project Site is located within the MU (Mixed Use) land use category of the Los Angeles County General Plan (“General Plan”) Land Use Policy Map.
8. **ZONING.** The Project Site is located in the East Side Unit No. 1 Zoned District and is currently zoned MXD. Pursuant to County Code Section 22.26.030 (Mixed Use Development Zone), a CUP is required for the continued sale of alcoholic beverages for on-site consumption.

**9. SURROUNDING LAND USES AND ZONING**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H30 (Residential 30)	R-3 (Limited Density Multiple Residence)	Single family residences (“SFR”) and multifamily residences (“MFR”)
EAST	MU (Mixed Use)	MXD (Mixed Use Development)	Bar, beauty salon, retail, offices and laundromat
SOUTH	CG (General Commercial) and H30	C-3 (General Commercial) and R-3	Laundromat, retail and offices
WEST	MU	MXD	Bakery, retail and offices

**10. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 0.12 acres in size and consists of one lot. The Project Site is rectangular in shape with flat topography and is developed with a commercial building and parking.

**B. Site Access**

The Project Site is accessible via Whittier Boulevard to the south. Primary access to the Project Site for pedestrians will be via an entrance/exit on Whittier Boulevard. Secondary access to the Project Site will be via an entrance/exit on the alley.

**C. Site Plan**

The Project consists of a 1,940 square foot building with nine parking spaces at the rear of the building. The floor plan depicts a bar area, tables, kitchen, and bathroom.

**D. Parking**

The Project provides a total of nine vehicle parking spaces, one of which is an accessible parking space. Access to the parking lot is via an alley which connects School Avenue and Leonard Avenue.

11. **CEQA DETERMINATION.** Prior to the Hearing Officer’s public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff (“Staff”) determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is to permit the continued sale of alcoholic beverages for on-site consumption in an existing restaurant, with negligible or no expansion of use beyond that which was previously existing. 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.
12. **COMMUNITY OUTREACH.** The Permittee conducted community outreach and collected 27 support letters from local businesses, customers, and residents.
13. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, Staff received one opposition e-mail of the Project citing concerns over crime and safety.
14. **AGENCY RECOMMENDATIONS.**
  - A. Los Angeles County Sheriff’s Department: In a letter dated September 18, 2024, did not advocate support or opposition to the request.
  - B. ABC provided correspondence that five licenses for the sale of alcoholic beverages for on-sale consumption are allowed in the Census Tract and three licenses currently exist. Therefore, the total number of existing licenses does not exceed the number allowed in the Census Tract. The letter also indicates that the Project is located within a high crime reporting area, as defined and determined by ABC.
15. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, and newspaper (East L.A. Tribune), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On April 2, 2024, a total of 400 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 18 notices to those on the courtesy mailing list for the East Side Unit No. 1 Zoned District and to any additional interested parties.

#### **GENERAL PLAN CONSISTENCY FINDINGS**

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the MU land use designation is intended for pedestrian-friendly and community-serving commercial uses that



encourage walking, bicycling, and transit use; residential and commercial mixed uses; and multifamily residences. The Project is consistent with these intended uses. The Hearing Officer further finds that a restaurant is a community-serving commercial use of a type commonly found and permitted by-right in the zones that implement this land use category.

**17. GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:

- *Goal Land Use (“LU”) 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities*

This Project is consistent with Goal LU5, which seeks to provide a mix of land uses, services and amenities. The restaurant and the accessory sale of alcoholic beverages, beer and wine for on-site consumption, contribute to the variety and diversity of community-serving uses in the area.

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

This Project is consistent with Policy LU 5.2, which looks to encourage a diversity of commercial and retail services. The Project serves the area by offering a selection of cuisine from Mexico in a professionally operated family restaurant. This will help meet the needs of the local community, preserve an existing and well-established commercial area, and enhance economic opportunities. The Project serves food that increases the selection of cultural offerings available to the area, provides a place for residents and workers in the area to dine, and provides employment opportunities in the area.

- *Goal LU7: Compatible land uses that complement neighborhood character and the natural environment*

The Project is consistent with Goal LU7, which contributes to the variety of uses and services in the community. The Project is situated with other similar land uses on a site which is sufficiently buffered from residential areas via an alley.

The Hearing Officer finds that the Project is consistent with the goals and policies of the Metro Area Plan:

- *Chapter 3 Policy LU 2.5: Small-Scale Commercial. Ensure that established commercial and mixed-use corridors continue to provide small and moderate-sized commercial spaces for neighborhood serving uses, while expanding opportunities for small-scale commercial uses*

This Project is consistent with Policy LU 2.5, which looks to encourage small-scale commercial. The Project is a professionally operated family restaurant. The restaurant use is a small-scale commercial use.

- *Chapter 4 Policy 2.2 for East Los Angeles: Minimize the number of driveways and curb cuts especially when alley access is present and/or multiple parcels can use the same means.*

This Project is consistent with Policy 2.2, which looks to minimize driveways and curb cuts. The Project’s parking area is accessible via an alley in the rear and there are no driveways or curb cuts along Whittier Boulevard.

- *Chapter 4 Policy 5.2 for East Los Angeles: Existing Commercial Businesses. Preserve existing markets and small businesses that provide specialty goods and services and/or desirable commercial uses or cultural institutions that cater to the community.*

This Project is consistent with Policy 5.2, which looks to preserve existing commercial business that provides specialty goods and services. The Project is a restaurant business that serves the area by offering a selection of cuisine from Mexico in a professionally operated family restaurant.

### **ZONING CODE CONSISTENCY FINDINGS**

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the MXD zoning classification as the sale of alcohol on-site consumption is permitted in such zone with a CUP pursuant to County Code Section 22.26.030 (Mixed Use Development).
19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.26.030 because the minimum depth of the rear lot line of the property is 15 feet, and the existing depth is sixty-five feet and one inch.
20. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.26.030 which allows for a maximum height of 65 feet and the existing building is seventeen feet and four inches.
21. **FLOOR AREA RATIO.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.26.030. The MXD Zone requires a maximum Floor Area Ratio (“FAR”) of 3.0. The Project’s FAR is 0.36, which is less than the maximum allowable FAR of 3.0.
22. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.364.080.B.1.b. No additional parking or loading spaces shall be required so long as the gross floor area of the existing legally built building is not increased. In the event the gross-floor area of the existing legally built building is increased, additional vehicle parking spaces and landscaping shall be developed for the increased gross-floor area. Plot Plan No. 48373 previously approved eight standard vehicle parking spaces and one accessible parking space with a total of nine parking spaces on August 19, 2003. The Project is to permit the continued sale of

alcoholic beverages for on-site consumption in an existing restaurant, with no expansion of use beyond that which was previously existing and no new floor area.

23. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.110 (Wall Business Signs). The maximum allowable signage is a three-square feet of wall sign area for each linear foot of building frontage for a total maximum wall sign area of 126 square feet. The existing signage is 28 square feet in size, which is less than the maximum allowed. The Hearing Officer finds that the Project is not consistent with the standard identified in County Code Section 22.114.120 (Roof and Freestanding Business Signs), because roof signs are not allowed in the MXD Zone. The existing roof sign was permitted with building permit no. 3773 on July 9, 1964.
24. **METRO PLANNING AREA STANDARDS DISTRICT (“PASD”).** The Hearing Officer finds that the Project is consistent with some of the standards identified in County Code Chapter 22.364 with respect to security and wrought iron fences. However, the Hearing Officer finds that the Project is not consistent with the East Los Angeles Community Standards District (“ELA CSD”), a component of the PASD, with respect to frontage types and the minimum 65 percent shop front transparency requirement. The building is legal nonconforming with respect to frontage types and minimum transparency requirements.
25. **TREE PLANTING.** The Hearing Officer finds that the Project is not subject to the standards identified in County Code Chapter 22.126 (Tree Planting Requirements). The Project is an existing commercial building that was established prior to this requirement, which became effective on April 28, 2016, and no new buildings, building additions, or new parking areas are proposed, so these standards do not apply pursuant to County Code Section 22.126.020 (Applicability). If new buildings, building additions, or new parking areas are proposed in the future, these changes will be reviewed through an REA, in accordance with current County Code requirements then in effect, to determine if the tree planting requirements are applicable, and to require compliance if applicable.
26. **INCLUSIONARY UNITS.** The Hearing Officer finds that the Project is exempt the Inclusionary Zoning Ordinance because Project is an existing previously approved restaurant use.

#### **CONDITIONAL USE PERMIT FINDINGS**

27. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is the continued sale of alcoholic beverages for on-site consumption (beer and wine) at an existing restaurant. This is an ancillary use for a restaurant and will not adversely affect public welfare. The sale of beer for on-



site consumption has occurred at the restaurant since 2008, and this Project would allow for the continued sale of alcoholic beverages for on-site consumption. The land use is consistent with the other commercial land uses near the Project Site which include offices, restaurants, pharmacies, market, and retail stores. The Project is not expected to cause adverse effects on the surrounding area and surrounding land uses. The Project is located on Whittier Boulevard, which is designated as a Major Highway by the County's Master Plan of Highways. The sale of beer and wine is an ancillary use to the restaurant and is expected not to cause adverse impacts to the nearby community's public welfare or economic welfare if the sales are conducted in compliance with the conditions of CUP approval.

28. **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 restaurant is existing and is adequate in size and shape to accommodate the development standards required by the County Code. The Project proposes the sale of alcohol for on-site consumption in an existing restaurant and will not result in any exterior changes to the Project Site. The consumption of alcohol beverages, beer and wine, will only occur indoors and will be subject to conditions to ensure that negative impacts are eliminated or minimized such as the limitation of alcohol sales hours from 10:00 a.m. to 10:00 p.m.
29. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site and subject restaurant are adequately served by Whittier Boulevard. There is no foreseen traffic to be added as this Project is to permit the continued alcohol sales of beer and wine for on-site consumption within an existing restaurant.
30. 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**

31. **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 no known sensitive uses including places of religious worship, school, park, playground or similar uses located within a 600-foot radius of the Project Site. The sale of beer and wine for on-site consumption has occurred at the restaurant since 2008, and this Project would only allow for the continued sales of beer and wine for on-site consumption. The Sheriff was consulted during review of the CUP application and did not oppose or recommend approval of this Project. The Sheriff reported that there were no calls for service at the Project Site. The conditions of project approval, including the conditions that limit the sale of alcoholic beverages to between 10:00 am and 10:00 pm seven days a week, will help ensure that the project will not impact the surrounding area.

32. **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 Project Site is bounded by commercially developed properties to the east and west and is sufficiently buffered from nearby residential properties by an alley. The Project's frontage faces Whittier Boulevard which is designated as a major highway in the County's Master Plan of Highways. The Sherriff was consulted as part of the review of this Project and reported that there were no calls for service at the Project Site. The continued sale of alcoholic beverages for on-site consumption will not impact the surrounding uses if conducted in compliance with the conditions of project approval.
33. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The economic welfare of the nearby community should not be affected by the ancillary sale of alcoholic beverages of beer and wine for on-site consumption if conducted in compliance with the conditions of Project approval. The sale of beer and wine for on-site consumption has occurred at the restaurant since 2008. The Project is consistent with the other businesses in the immediate area and would continue to provide more expansive services for the enjoyment of restaurant patrons. The restaurant owners have over 10 years of experience in the business. The family restaurant currently limits three alcoholic beverages per person as a practice. According to the applicant, the sales of food account approximately 80 percent of sales and alcohol beverages is 20 percent. The restaurant is primarily a family-style restaurant serving Mexican cuisine, and the continued sales of beer and wine would not adversely affect the welfare of the nearby community. CUP No. 200700063 previously authorized the sale of alcoholic beverages beer and wine for on-site consumption from 8:00 a.m. to 12:00 a.m. seven days a week. Staff typically recommend limiting the hours of alcoholic beverage sales for on-site consumption from 10:00 a.m. to 10:00 p.m. seven days a week and the applicant agreed to the recommended hours. A condition of CUP approval limits the sale of alcoholic beverages for on-site consumption between the hours of 10:00 a.m. to 10:00 p.m. seven days a week.
34. **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.** There are no proposed changes to the exterior appearance of the structure and therefore there will be no impact on the design of the commercial structures that are existing or being constructed in the neighborhood. The Project is a request for the sale of alcohol for on-site consumption and no physical changes will be made to the existing restaurant.
35. **The Hearing Officer 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, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use**

**selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** Correspondence with ABC indicated that there are five licenses for the sale of alcohol for on-site consumption allotted to Census Tract 5318.00 and currently there are three licenses existing. As the ratio of licenses for the sale of alcohol for on-site consumption to the population in the Census Tract does not exceed the ratio of licenses for the sale of alcohol for on-site consumption to the population in the County, there is not an undue concentration of licenses. However, a Finding of Public Convenience or Necessity is required as the Project Site is located within a high crime reporting district determined by ABC. The Project is consistent with the other businesses in the immediate area and would contribute to economic viability by offering more expansive services for the enjoyment of restaurant patrons. The Project is situated with other similar land uses on a site which is sufficiently buffered by an alley from residential areas. The sale of alcohol (beer and wine) for on-site consumption at the restaurant is a complementary service for the type of cuisine being served at the restaurant. The restaurant serves food that increases the selection of offerings available to the area, provides a place for patrons to enjoy alcoholic drinks with their meals, and provides employment opportunities in the community. The sale of alcoholic beverages for on-site consumption is common ancillary use to a restaurant and would provide an additional service to improve the restaurant’s ability to function as a business.

### **ENVIRONMENTAL FINDINGS**

36. 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 Project is to permit the sale of alcoholic beverages for on-site consumption within an existing restaurant, with no new development. The Project is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact, thus the Project does not meet any exceptions to a Categorical Exemption.

### **ADMINISTRATIVE FINDINGS**

37. **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 Metro 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 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.
- F. 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.
- G. The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. 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.

**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 (“CUP”) NO. RPPL2024004196**, subject to the attached conditions.

**ACTION DATE: May 20, 2025**

CS: MR

May 8, 2025

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-002811  
CONDITIONAL USE PERMIT NO. RPPL2024004196

**PROJECT DESCRIPTION**

The project is a request to authorize the continued sale of alcoholic beverages (beer and wine) for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control ("ABC") License at an existing restaurant in the Mixed Use Development (MXD) Zone pursuant to County Code Sections 22.26.030 (Land Use Regulations for MXD Zone) and 22.140.030 (Alcoholic Beverage Sales) subject to the following conditions of approval:

**GENERAL CONDITIONS**

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



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

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.0

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **Grant Term. This grant shall terminate on May 20, 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. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the continued sale of alcoholic beverages beer and wine for on-site consumption at an existing restaurant and satisfaction of Condition No. 2 shall be considered use of this grant.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that

any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,280.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections. Inspections may be unannounced 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. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. **County Fire Code.** 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. **County Public Works Requirements.** 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. **Exhibit "A".** 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. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent

information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours 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. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **July 20, 2025**.
17. **Subsequent Revisions to the Exhibit "A".** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. **Retain Conditions.** 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**

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 (beer and wine) for on-site consumption in association with a restaurant from 10 a.m. to 10 p.m., Monday through Sunday.

30. 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.
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 unless authorized by LA County Planning.
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 only.
37. 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".
38. 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.

**PROJECT SITE-SPECIFIC CONDITIONS**

39. This grant shall authorize the sale of beer and wine for on-site consumption (ABC Type 41 License) in an existing restaurant.

# CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

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

The Proposed use is consistent with the adopted General Plan for the area. The project aligns with the land use designation and policies outlined in the General Plan, promoting sustainable development and community welfare.

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 project is designated to integrate seamlessly with the existing neighborhood, ensuring minimal impact on the local community. Measures will be taken to mitigate any potential noise, traffic, or environmental concerns. The requested use at the existing property location will not affect the use of a place used exclusively for religious worship, schools, parks, playgrounds.

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 layout has been planned to ensure efficient use of space while maintaining aesthetic appeal and functionality.



**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 proposed site is adequately served by highways and streets of sufficient width to handle the traffic generated by the use. Additionally, the site has access to necessary public and private service facilities, including water, sewer, and emergency services, ensuring the project's viability and safety.

## **ATTACHMENT TO CONDITIONAL USE PERMIT STATEMENT OF FINDINGS**

B.1 The application hereby requested by applicant is for the renewal of the Conditional Use Permit to allow the sale of on-site Alcohol consumption of Beer and Wine within existing restaurant (type 41 par ABC Code) in the C-3 (Unlimited Commercial) Zone.

B.2 The requested use at the existing property location will not affect the use of a place used exclusively for religious worship, schools, parks, playgrounds, or any similar use within a 600-foot radius.

B.3 The request of the proposed renewal of CUP for the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity to not to adversely affect the economic welfare of the nearby communities.

B.4 The proposal renewal for CUP will not affect any streets, highways or interfere with public or private services facilities. The restaurant counts with sufficient parking spaces in the front and in the back of the property.

# ALCOHOLIC BEVERAGE SALES STATEMENT OF FINDINGS

In addition to the Conditional Use Permit Findings required pursuant to County Code Section [22.158.050](#) (Findings and Decision), pursuant to County Code Section [22.140.030](#) (Alcoholic Beverage Sales), the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

ABC License Type Requested(s): 41

(e.g. Type 20, Type 41)

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

The nearest such facilities are between 513.4 and 613.3 feet from Mi Tierra Restaurant the proposed location, and measures will be taken to ensure minimal impact, such as restricted hours.

**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 proposed location is sufficiently buffered from residential areas. The nearest residential area is less than a mile and the business will implement measures to minimize any potential disturbances. The business hours are 8:00 a.m. to 9:00 p.m. Monday through Sunday. This is a family restaurant and there is a limit of 3 beers per person.

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

The proposed use will positively impact economic welfare of the nearby community by creating more jobs and the restaurant will attract more visitors to the area. The business will engage in community activities and support local events to foster a positive relationship with residents.

**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.

The exterior appearance of the structure will be consistent with the commercial structures in the immediate neighborhood. The design will enhance the aesthetic appeal of the area and avoid any blight deterioration. There are no plans of any improvements for now. The painting and landscape of the back of the restaurant will continue to be in good conditions.



**Additional findings of public convenience or necessity.**

Findings of public convenience or necessity, in accordance with County Code Section [22.140.030.F.2.a](#), shall be made when:

- i. The requested use is located in 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; or
- ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with [Section 22.140.030.F.2.b](#), but not be limited to, the following, as applicable:

- i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.
- ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.
- iii. The extent to which the requested use will enhance the economic viability of the area.
- iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.
- v. The extent to which the requested use compliments the established or proposed businesses within a specific area.
- vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.
- vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.
- viii. The aesthetic character and ambiance of the requested use.
- ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.

The proposed use will serve a portion of the market not currently served by other businesses in the area. It will provide a convenient location for purchasing alcoholic beverages in conjunction with a variety of different plates of Mexican food sales or services offered by the business.

**Additional findings for a modification request to the shelf space limitations.**

For a request to modify the shelf space limitation pursuant to County Code [Section 22.140.030.E.1](#), the applicant shall address at least one of the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

- i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;
- ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; or
- iii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.

The business will comply with all relevant regulations, including those set forth by the California Alcoholic beverage service, such as staff training programs, Identification verification.

**Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce.**

For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to County Code Section [22.140.030.E.2](#), the applicant shall address the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

The proposed use is for the restaurant to sell alcoholic beverages in a family environment restaurant in which is only allowed to sell 3 beers per person. The percentage of sales is 80% food sales and 20% sales in alcohol beverages.

## PROPOSED ENVIRONMENTAL DETERMINATION

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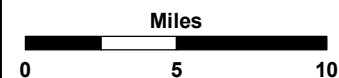
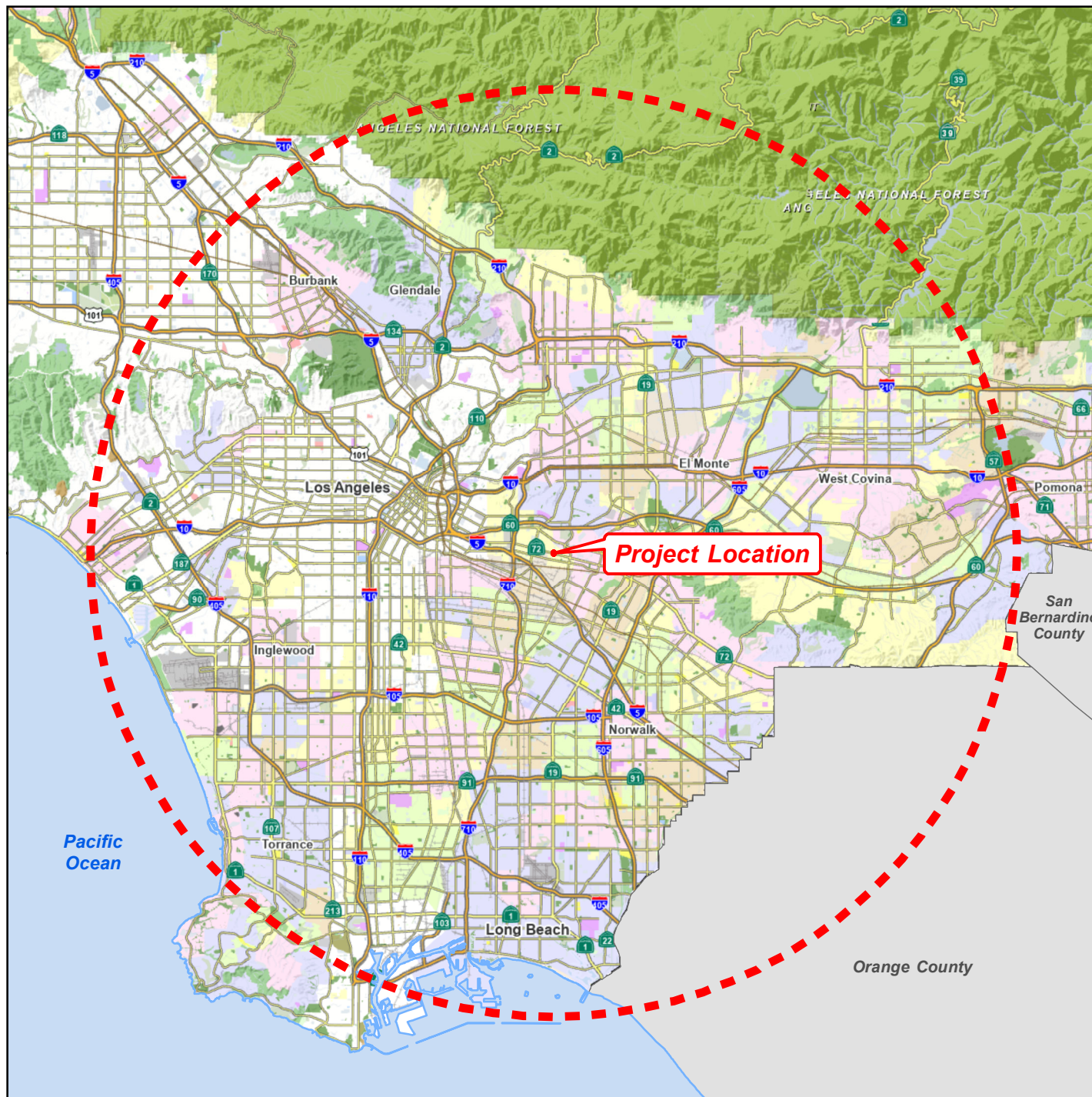
DETERMINATION DATE: May 20, 2025  
PROJECT NUMBER: PRJ2024-002811-(1)  
PERMIT NUMBER: Conditional Use Permit RPPL2024004196  
SUPERVISORIAL DISTRICT: 1  
PROJECT LOCATION: 5949 Whittier Boulevard, East Los Angeles  
OWNER: Pedro Jimenez  
APPLICANT: Pedro Jimenez  
CASE PLANNER: Melissa Reyes, Principal Planner  
Mreyes2@planning.lacounty.gov

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Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project is to permit the continued sale of alcoholic beverages for on-site consumption within an existing restaurant, with no new development. The Project is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact, thus the Project does not meet any exceptions to a Categorical Exemption.



**PROJECT NO. PRJ2024-002811**  
**ALCOHOL CUP RPPL2024004196**

LA COUNTY  
PLANNING

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





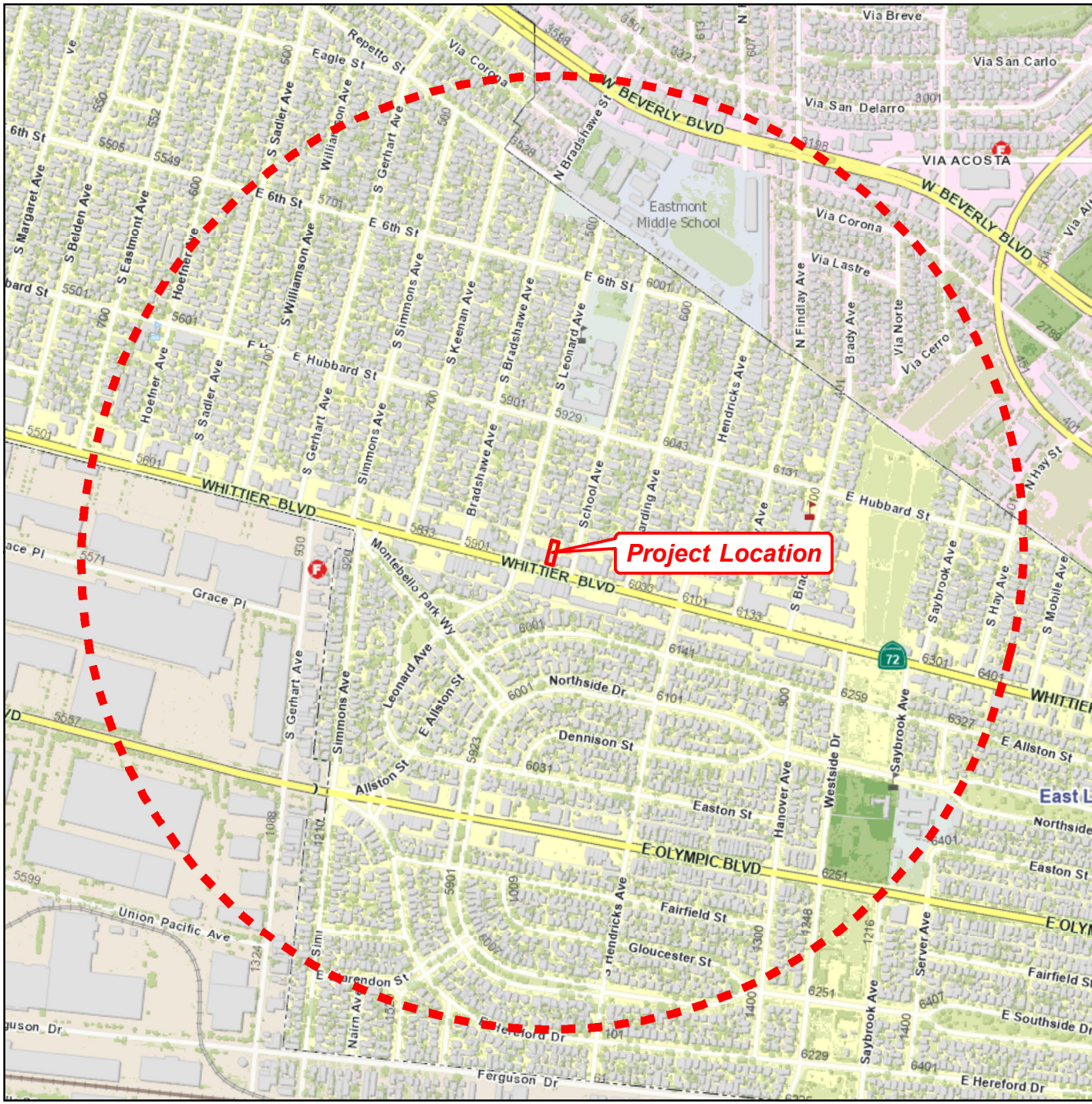
**3-MILE RADIUS**  
**LOCATOR MAP**  
PROJECT NO. PRJ2024-002811  
ALCOHOL CUP RPPL2024004196



**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. PRJ2024-002811  
ALCOHOL CUP RPPL2024004196



Feet  
0 600 1,200

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

LA COUNTY  
PLANNING






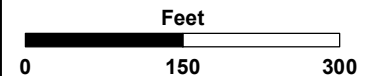
# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002811

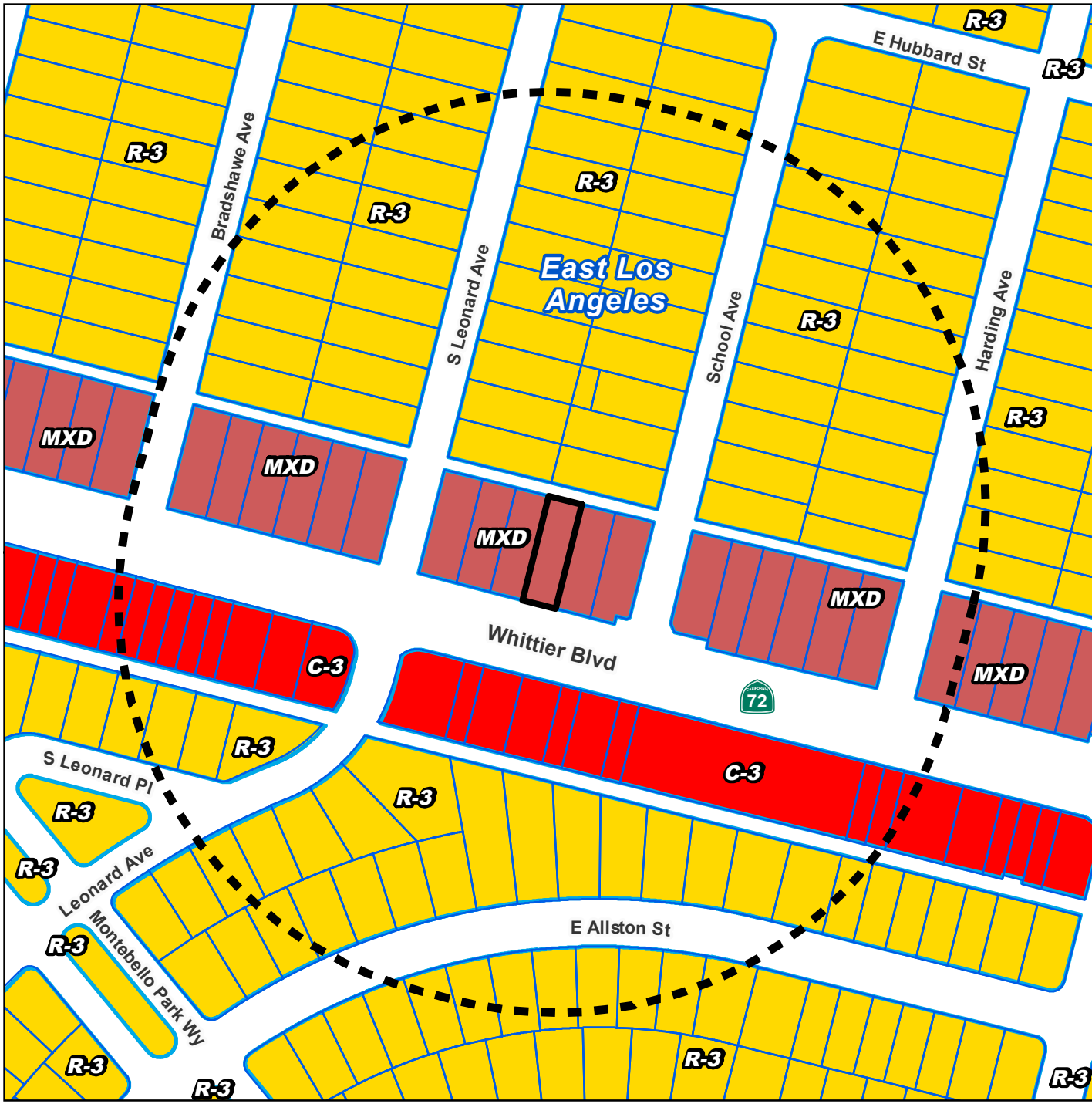
ALCOHOL CUP RPPL2024004196

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



LA COUNTY  
PLANNING

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






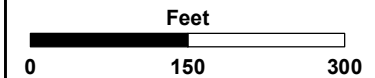
# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002811

ALCOHOL CUP RPPL2024004196

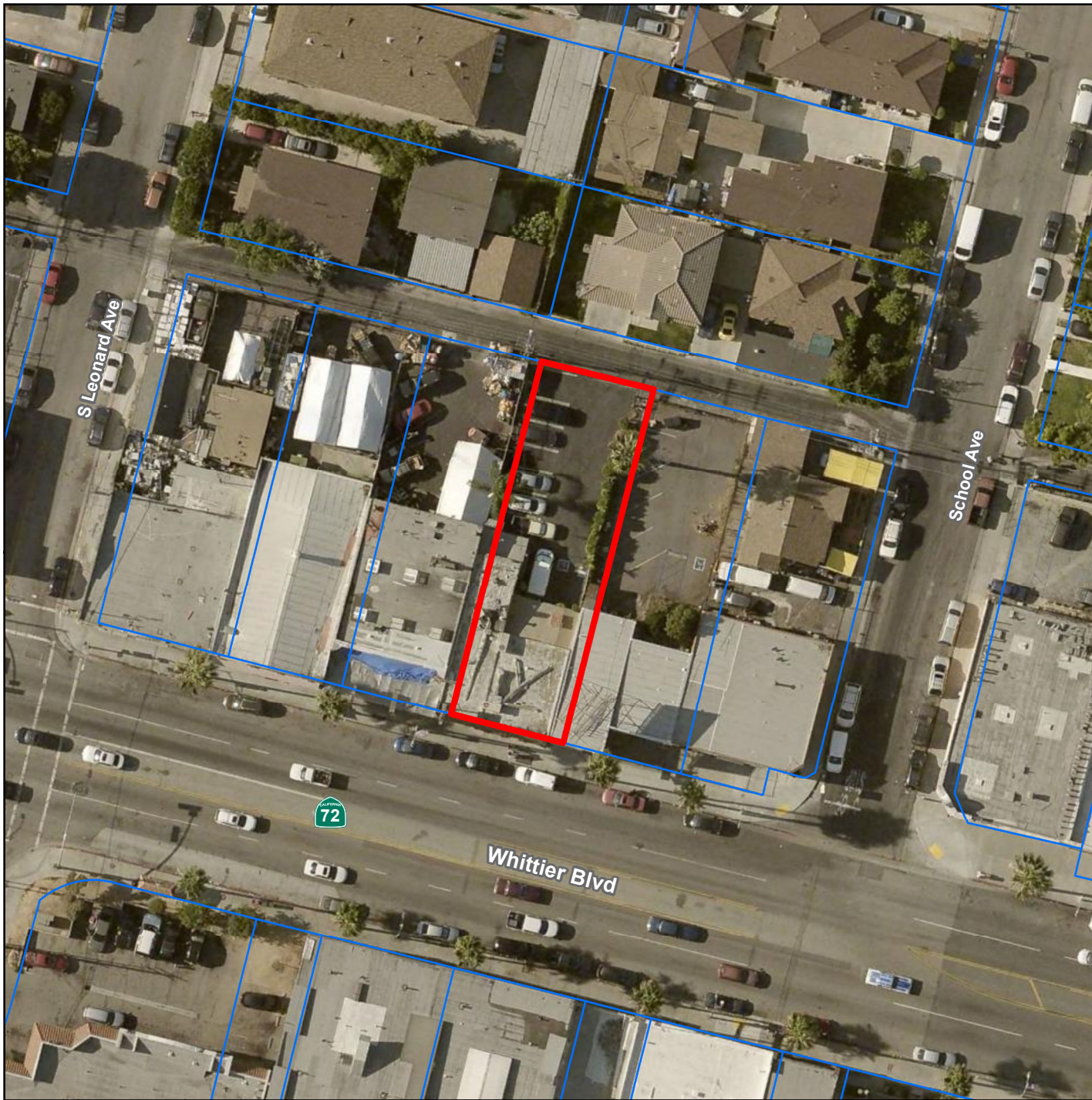
-  R-3-(U) - Limited Density Multiple Residence
-  C-3 - General Commercial
-  MXD - Mixed Use Development



LA COUNTY  
PLANNING

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



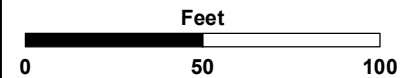


# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-002811  
ALCOHOL CUP RPPL2024004196

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

# EXISTING LAND USE

## 600-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002811

ALCOHOL CUP RPPL2024004196

△ Offsite Alcohol Consumption

▲ Onsite Alcohol Consumption

600-ft ABC Radius

500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

Commercial

Residential - Single Unit\*

Residential - Two Units\*

Residential - Multi-Unit\*

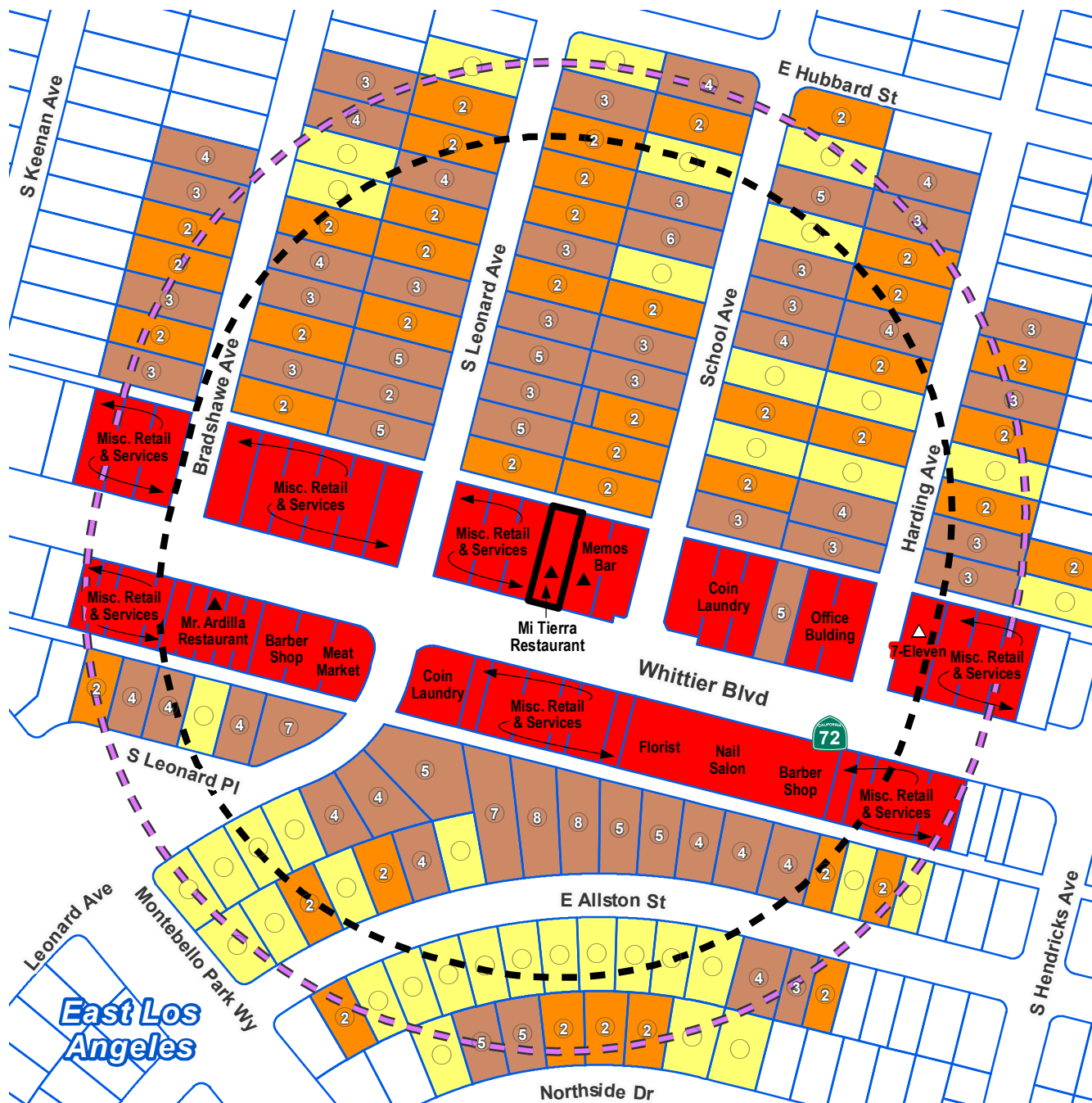
\* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.

Feet  
0 150 300



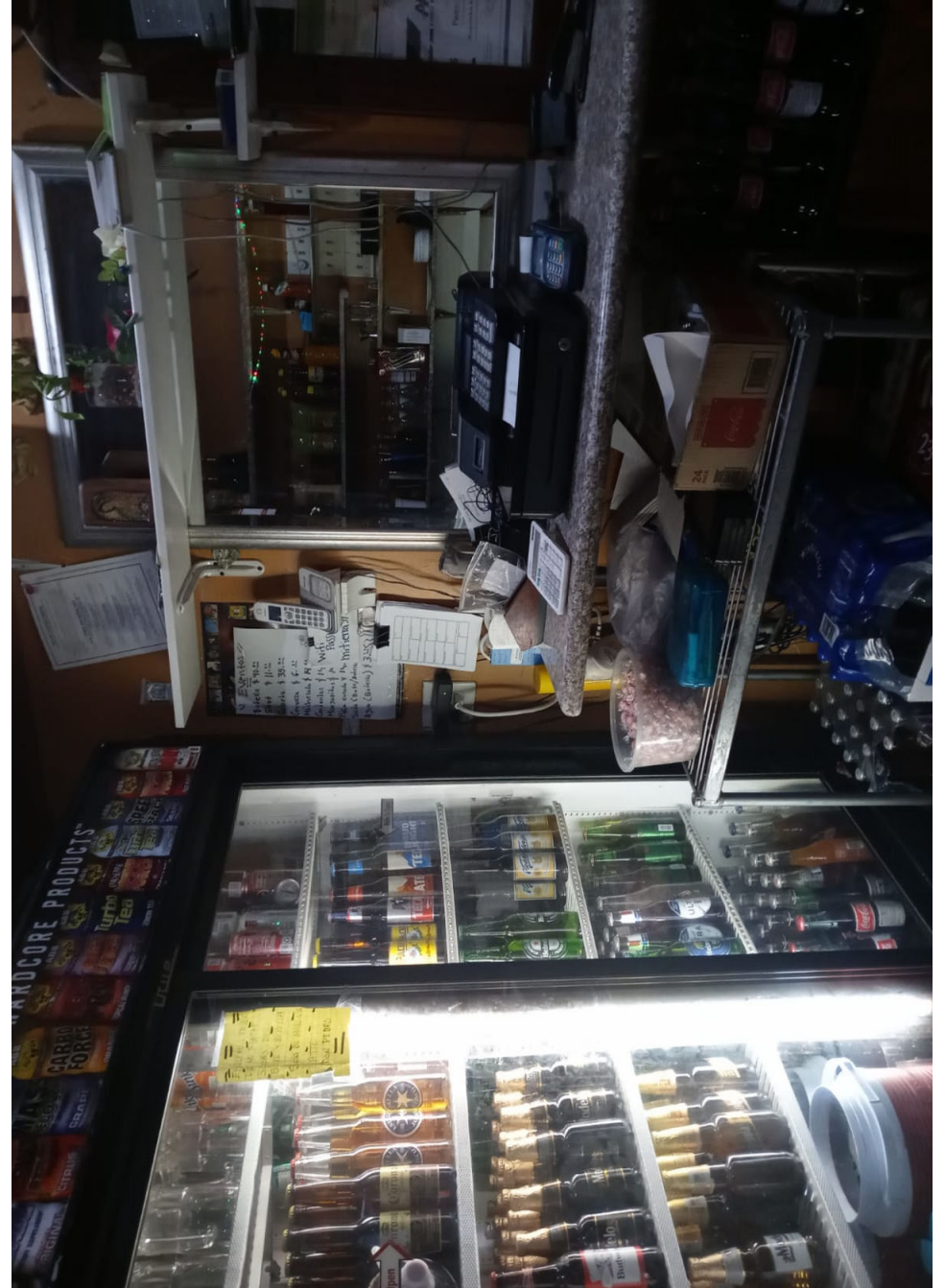
LA COUNTY  
PLANNING

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

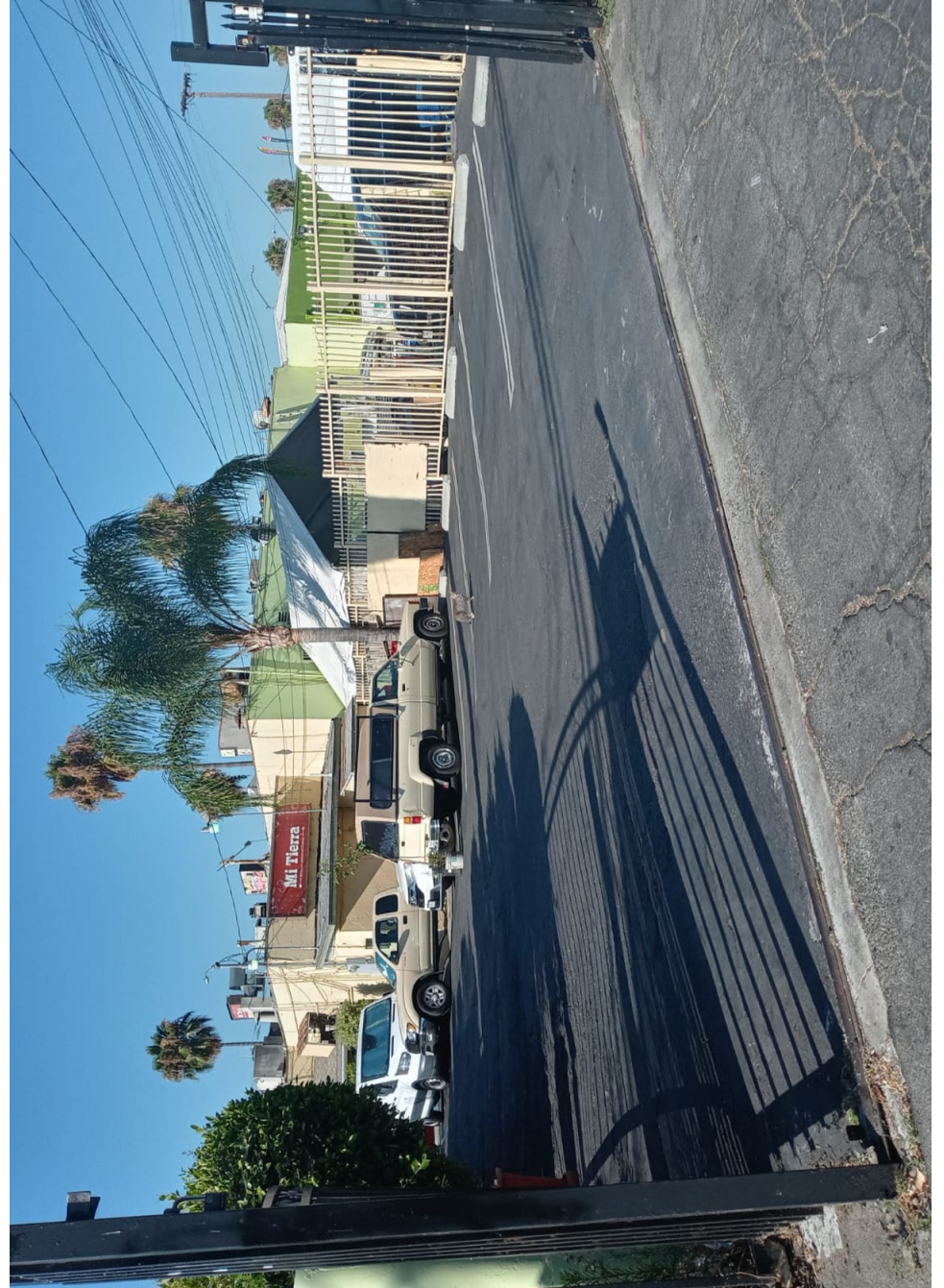


East Los  
Angeles















## INFORMATION AND INSTRUCTIONS -

## SECTION 23958.4 B&amp;P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

## PART 1 - TO BE COMPLETED BY ABC

## 1. APPLICANT'S NAME

Jimenez, Luz Maria; Jimenez, Pedro (m, Tierra Restaurant)

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

5949 WHITTIER BLVD, LOS ANGELES CA 90022

## 3. LICENSE TYPE

41

## 4. TYPE OF BUSINESS

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

## 5. COUNTY POPULATION

N/A

## 6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

☐ On-Sale☐ Off-Sale

## 7. RATIO OF LICENSES TO POPULATION IN COUNTY

1 : 944

☒ On-Sale☐ Off-Sale

## 8. CENSUS TRACT NUMBER

5318

## 9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

5

☒ On-Sale☐ Off-Sale

## 10. NO. OF LICENSES EXISTING IN CENSUS TRACT

3

☒ 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

## 12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

☒ Yes (Go to Item #13)☐ No (Go to Item #20)

## 13. CRIME REPORTING DISTRICT NUMBER

0287

## 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

726

## 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)

LJ 9-10-24

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

23. DATE SIGNED	
-----------------	--

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> See Attached (i.e., letter, resolution, etc.)
------------------------------	-----------------------------	--

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

28. CITY/COUNTY OFFICIAL PHONE NUMBER

30. DATE SIGNED	
-----------------	--



# OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



September 18, 2024

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

Re: CUP Permit No: RPPL2024004196  
Mi Tierra  
5949 Whittier Boulevard  
Los Angeles, California 90022

Dear Ms. Monroy:

It is my understanding Mi Tierra located at 5949 Whittier Boulevard Los Angeles, has requested a Conditional Use Permit for sales of alcohol for their business. While we are not advocating our support or opposition to their request, it is my responsibility to provide the necessary factual information for those who will make that decision.

A review of a five-year history of calls for service at the location was conducted and no calls were generated for that location.

If the permit is granted, we request law enforcement be called by management and/or employees if problems arise, so they do not become more serious.

It would also be in the best interest for the business, and the employees, to have active and functional surveillance recording equipment with recordings retained for a minimum of thirty days to assist law enforcement. We would also request any graffiti be removed from the premises immediately upon discovery.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

Ms. Monroy

-2-

September 18, 2024

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

Sincerely,

ROBERT G. LUNA, SHERIFF

A handwritten signature in black ink, appearing to read 'CK.' with a stylized flourish.

Chris Kusayanagi, Captain  
East Los Angeles Station



MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL RESIDENTS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local resident of the neighborhood surrounding the restaurant, I believe Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

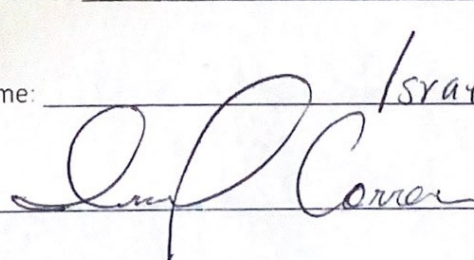
---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Resident Name: Israel Correy

Resident Address: 757 school Ave. Los Angeles Cal.

Printed Name: Israel Correy

Signature: 



MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL RESIDENTS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local resident of the neighborhood surrounding the restaurant, I believe Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

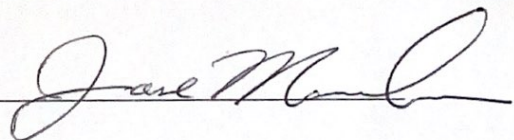
Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

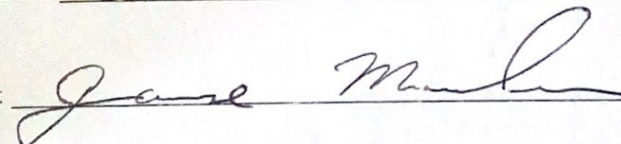
---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Resident Name: Jose Maldonado 

Resident Address: 759 School Ave. Los Angeles Cal. 90022

Printed Name: Jose Maldonado

Signature: 



MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL RESIDENTS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local resident of the neighborhood surrounding the restaurant, I believe Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Resident Name: Diana Castillo

Resident Address: 75 S Leonard Ave, LA, CA, 90022

Printed Name: Diana Castillo

Signature: Diana Castillo



MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL RESIDENTS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local resident of the neighborhood surrounding the restaurant, I believe Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Resident Name: Eduin Gonzalez

Resident Address: 756 Leonard Ave, LA, CA, 90022

Printed Name: Eduin Gonzalez

Signature: 

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local business owner/manager within the community, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Business Name: Angel's Spiritual Candles

Business Address: 5959 1/2 Whittier Blvd Los Angeles CA  
90022

Printed Name: Guadalupe Paz

Signature: Guadalupe Paz

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local business owner/manager within the community, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

5

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Business Name: Styling 2000

Business Address: 5959 Whittier bl. LA CA 90022

Printed Name: Maura Agras

Signature: Maura Agras



MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local business owner/manager within the community, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Business Name: Panaderia Dos Aguilas

Business Address: 5945 Whittier Blvd Los Angeles Ca  
90022

Printed Name: Omar Chavez

Signature: [Handwritten Signature]

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local business owner/manager within the community, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Business Name: Mi Tierra Mexican restaurant

Business Address: 759 School Ave. Los Angeles, CA 90022

Printed Name: Jeannette Maldonado

Signature: 

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL BUSINESS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local business owner/manager within the community, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,


---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Business Name: Mi Tierra Mexican American Cuisine

Business Address: 759 school ave. Los Angeles Cal.

Printed Name: Israel Corren

Signature: 

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

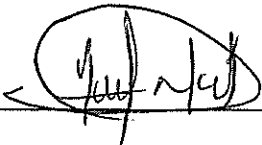
---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Maribel Sosa

Customer Address: 8423 Washington Blvd Apt D17.

Printed Name: Maribel Sosa

Signature: 

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,


---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Gabriel Pasillas

Customer Address: 3001 E 2nd St. LA, CA 90063

Printed Name: Gabriel Pasillas

Signature: 



MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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Sincerely,

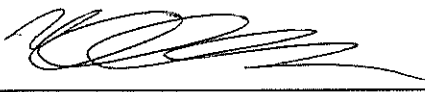
---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Natalie Rivera

Customer Address: 4411 E. 4th St Long Beach, CA 90814

Printed Name: Natalie Rivera

Signature: 

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Bacillo J

Customer Address: 9448. Glencannon DR

Printed Name: Bacillo J

Signature: [Signature]

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

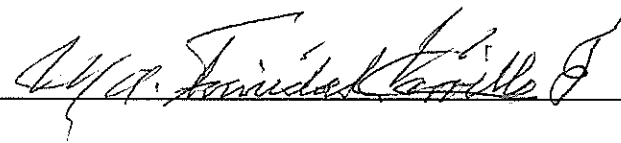
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Sincerely,

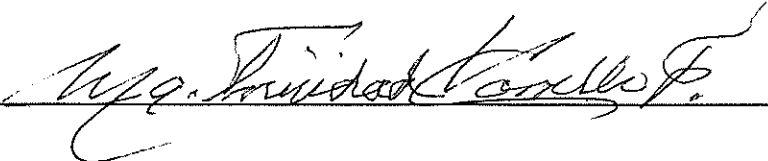


By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: 

Customer Address: 939 S. MCDONNELL AVE. L.A. 90022

Printed Name: MR. TRINIDAD CARRILLO F.

Signature: 

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

Mi Tierra Restaurant has consistently demonstrated a commitment to excellence and community engagement. I am confident that they will continue to uphold these values while responsibly serving alcohol.

I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: ENRIQUE CARRILLO

Customer Address: 624 HENDRICKS ST, MONTEREY, CA, 90640

Printed Name: ENRIQUE CARRILLO

Signature: 



MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Pamela Veldez

Customer Address: 565 Sch dol Ave

Printed Name: PAMELA VALDEZ

Signature: Pamela Val dez

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Esteban Ureno

Customer Address: 3317 Winter St Los Angeles CA 90063

Printed Name: Esteban Ureno

Signature: 

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,


---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Luis Correy

Customer Address: 757 school ave.

Printed Name: Luis Correy

Signature: 

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Jose Maldonado

Customer Address: 759 School Ave. Los Angeles Ca.

Printed Name: Jose Maldonado

Signature: Jose Maldonado



MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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Sincerely,

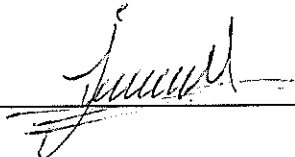
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By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Julia Montero

Customer Address: 3860 Eagle st. ap. #19 Los Angeles Ca 900

Printed Name: Julia Montero

Signature: 

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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Sincerely,

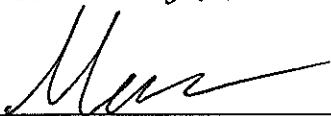
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By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Michael Morales

Customer Address: 4110 Folsom St. Los Angeles Ca. 90063

Printed Name: Michael Morales

Signature: 

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Dalila Betzabe Soto

Customer Address: 7018 Rita av unid 113 Huntington Park Ca

Printed Name: Dalila Betzabe Soto

Signature: Dalila B Soto.



MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

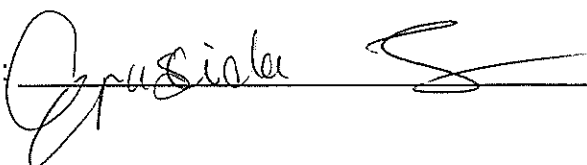
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By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Graciela Salazar

Customer Address: 709 S. Findlay ave

Printed Name: Graciela Salazar

Signature: 

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,


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By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Oscar Castillo

Customer Address: 5860 WHITTIER BLVD - A. N° 5

Printed Name: Oscar Castillo

Signature: 

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

---

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Manisela Padilla

Customer Address: 6040 Euston St

Printed Name: 323) 317-20-53

Signature: Manisela Padilla

MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

Lydia Gonzales

By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name: Lydia Gonzales

Customer Address: \_\_\_\_\_

Printed Name: LYDIA GONZALES

Signature: Lydia Gonzales



MI TIERRA RESTAURANT  
ALCOHOL CUP SUPPORT LETTER FROM LOCAL CUSTOMERS

Dear Planning Deputy,

I am writing to express my support for Mi Tierra Restaurant's application for a Conditional Use Permit to serve alcohol at their restaurant located at 5949 Whittier Blvd., Los Angeles, CA 90022. As a local customer to the restaurant, I believe that Mi Tierra Restaurant's proposal will bring several benefits to our area, including enhanced dining options and increased economic activity.

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I fully support their application and encourage the approval of their Conditional Use Permit.

Sincerely,

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By signing below, you indicate your support for the alcohol license application for Mi Tierra Restaurant, located at 5949 Whittier Blvd., Los Angeles, CA 90022.

Customer Name:

Oswaldo Ruiz

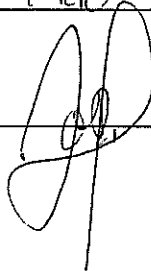
Customer Address:

1203 E 65th St. Los Angeles, CA 90001

Printed Name:

Oswaldo Ruiz

Signature:



**From:** [Jennifer Servin](#)  
**To:** [Melissa Reyes](#)  
**Subject:** PRJ2024-002811-(1) letter not supporting  
**Date:** Tuesday, April 8, 2025 4:42:00 PM

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**CAUTION: External Email. Proceed Responsibly.**

Hello Ms. Reyes,

I received a notification in the mail for the project No PRJ2024-002811-(1). My husband and I are the owners of 732-734 Bradshaw Ave. We moved in the year 2017. When we got here the neighborhood was calm. It's gotten so bad!! I don't send my kids to the neighborhood schools because there's too many lockdowns. Crime and safety has worsened since marijuana dispensaries opened up. The weekend car cruising has made it even worse as cars speed down the street every weekend. There's a helicopter running every weekend night. I have a 7 year old and twin girls 3 years old. We don't feel safe here, but with the current economic state we can't move. On rare occasions where I have walked over with them to stores or the restaurant mentioned in this project we have almost gotten run over by a car speeding or cruising. There's so much crime constantly going on in Whittier Blvd, just watched the news. We don't need alcohol permits to add to the craziness happening every weekend. This will just ignite fire and I'm strongly opposed to this alcohol permits.

Thank you for your time!!

Jennifer Servin  
[servinjennifer@gmail.com](mailto:servinjennifer@gmail.com)  
(323)899-7901