

REPORT TO THE HEARING OFFICER

DATE ISSUED: September 12, 2024
HEARING DATE: September 24, 2024 AGENDA ITEM: 7
PROJECT NUMBER: PRJ2024-000056-(1)
PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2024000558
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 2020 S. Hacienda Blvd., Suite F, Hacienda Heights
OWNER: Edward Liu
APPLICANT: Stanley Szeto
CASE PLANNER: Steve Mar, Senior Regional Planner
smar@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-000056-(1), CUP Number RPPL2024000558, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

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

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024000558 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

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

B. Project

The applicant, Stanley Szeto, is requesting a CUP to authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Grab a Crab”) located in a commercial shopping center in the C-2 Zone pursuant to County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones).

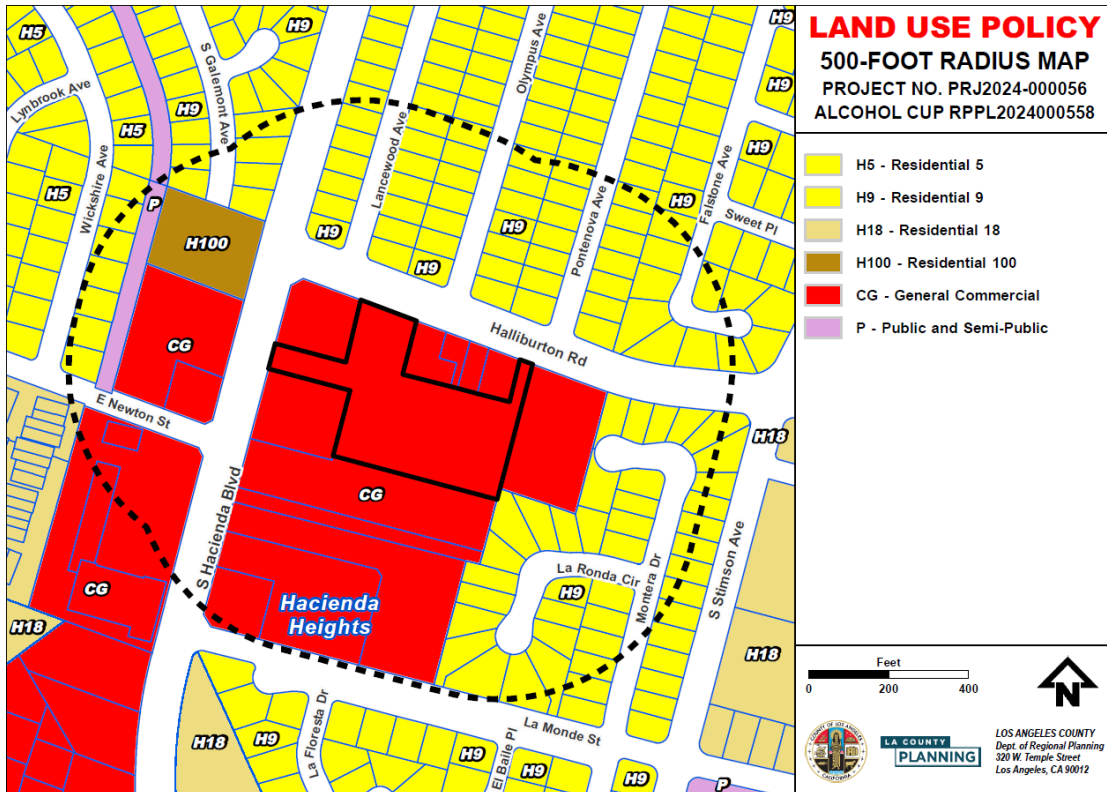
SUBJECT PROPERTY AND SURROUNDINGS

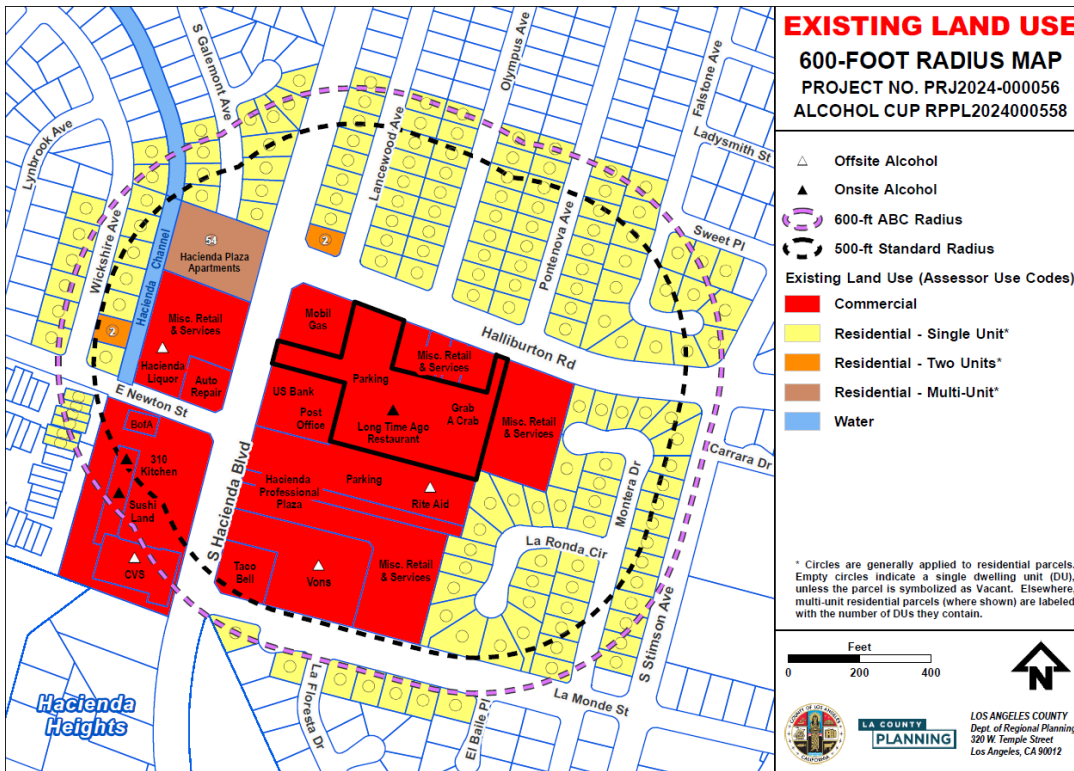
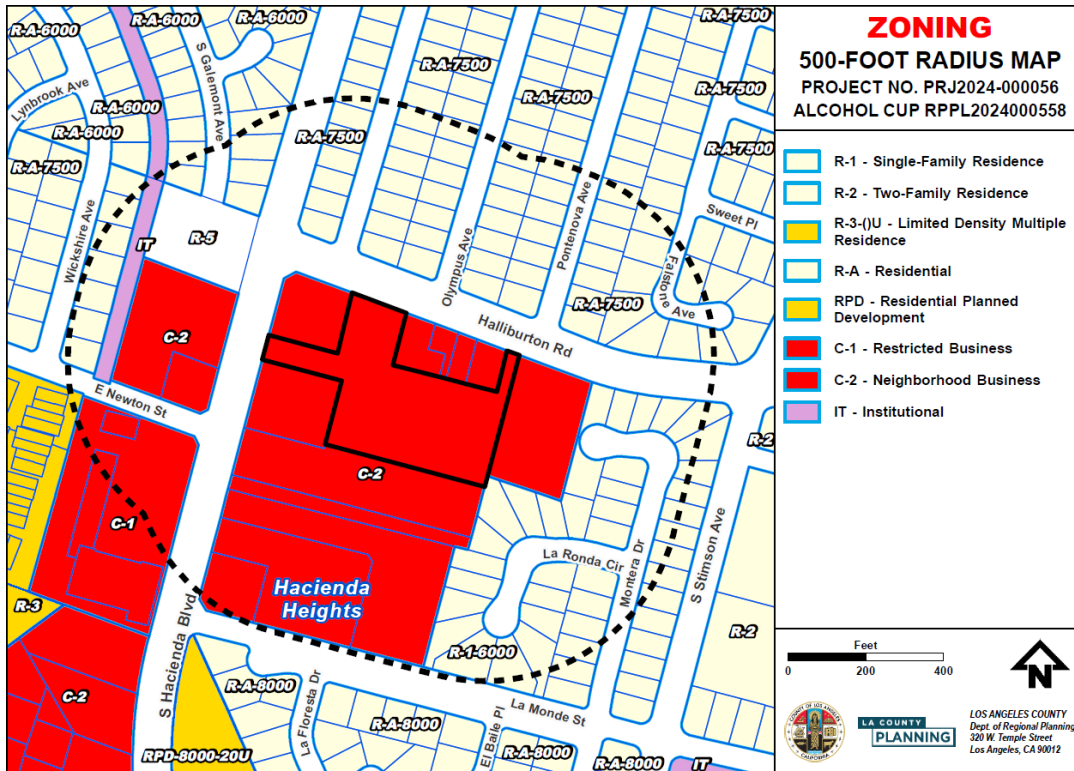
The following chart provides property data within a 500-foot radius:

LOCATION	HACIENDA HEIGHTS COMMUNITY PLAN LAND USE POLICY*	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-2	Shopping Center
NORTH	H9 (Residential 9 – Up to Nine Dwelling Units Per Acre, Single-family Detached Residential Development)	R-A-7,500 (Residential Agricultural – 7,500 Square Feet Minimum Required Lot Area)	Single-family Residences (“SFRs”)
EAST	H9	R-1-6,000 (Single-Family Residence – 6,000 Sq. Ft. Minimum Lot Size)	SFRs
SOUTH	CG, H9	C-2, R-A-8,000 (Residential Agricultural – 8,000 Sq. Ft. Minimum Lot Size)	Commercial, SFRs
WEST	CG, H50 (Residential 50 – Up to 50 Dwelling Units Per Acre, Multi-family Residential)	C-2-BE (Neighborhood Business – Billboard Exclusion), R-3 (Limited Density Multiple Residence)	Commercial, Multi-family Residential

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





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A1-10,000	5/25/1948
6629	R-A-15,000	2/8/1955
7989	C-4	4/11/1961
10877	Establishment of the Hacienda Heights Zoned District	4/9/1974
830104z	C-3-BE	7/5/1983
201000004z	C-2	5/24/2011

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan No. 48835	Authorized the construction of the existing shopping center.	Approved 11/24/2003
Plot Plan No. 200400144	Authorized the operation of a restaurant in the subject tenant space.	Approved 3/24/2005
Zoning Conformance Review No. 200700487	Approved signs for previous restaurant.	Approved 5/9/2007
CUP No. 200700105	Authorized on-site beer and wine at the previous restaurant in the subject tenant space.	Approved 9/16/2008

C. Violations

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

ANALYSIS

A. Land Use Compatibility

The sale of alcoholic beverages (beer and wine) for on-site consumption at the subject property is compatible with the surrounding neighborhood and serves the community by providing a beverage service that complements the restaurant's food and dining service. Alcoholic beverage sales for on-site consumption is a permitted use in the C-2 zone once a CUP is obtained. Currently there are seven other establishments within a 500-foot radius of the subject property that have alcohol licenses. Three establishments are restaurants that sell beer and wine for on-site consumption and four establishments sell full-line alcohol for off-site consumption. There are no sensitive uses within 600 feet of the subject property.

B. Neighborhood Impact (Need/Convenience Assessment)

Statistical data from the California Department of Alcoholic Beverage Control (“ABC”) report that the subject property is located in a census tract with an overconcentration of on-site alcohol licenses. Four on-site alcohol licenses exist in the census tract and three licenses are allowed. If the subject restaurant were granted an alcohol license, there would be five on-site alcohol licenses in the census tract. The subject property is located in a high crime reporting district, defined as having a 20 percent greater number of reported crimes than the average number of reported crimes of other reporting districts. 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. This public convenience and necessity needs to be balanced with the potential adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit K). Because of these potential adverse effects, alcoholic beverage sales at the establishment shall be limited to the hours of 10:00 a.m. to 10:00 p.m. daily. Additionally, the County Sheriff’s Department (“Sheriff”) reviewed the site’s crime history and stated that subject tenant space has not been a problem and recommends approval of the CUP.

The subject restaurant is located within a multi-tenant shopping center with other restaurants, retail stores, and commercial services. The shopping center serves as an activity hub and community focal point with multiple options for shopping, dining, and other commercial services. The sale of alcoholic beverages for on-site consumption at the subject property will continue to support the site’s economic vitality for the surrounding neighborhood.

C. Design Compatibility

The sale of beer and wine for on-site consumption on the premises does not affect the physical design of the establishment.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

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

BURDEN OF PROOF

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

Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The sale of beer and wine for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not significantly change the restaurant's current operations. Additionally, the Project Site is not located within or in close proximity to 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. 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

- 1. The Los Angeles County Sheriff's Department, in a letter dated February 27, 2024, recommended that the Project proceed to public hearing.

B. Public Comments

- 1. The Hacienda Heights Improvement Association, in a letter dated July 26, 2024, recommended approval of the Project.

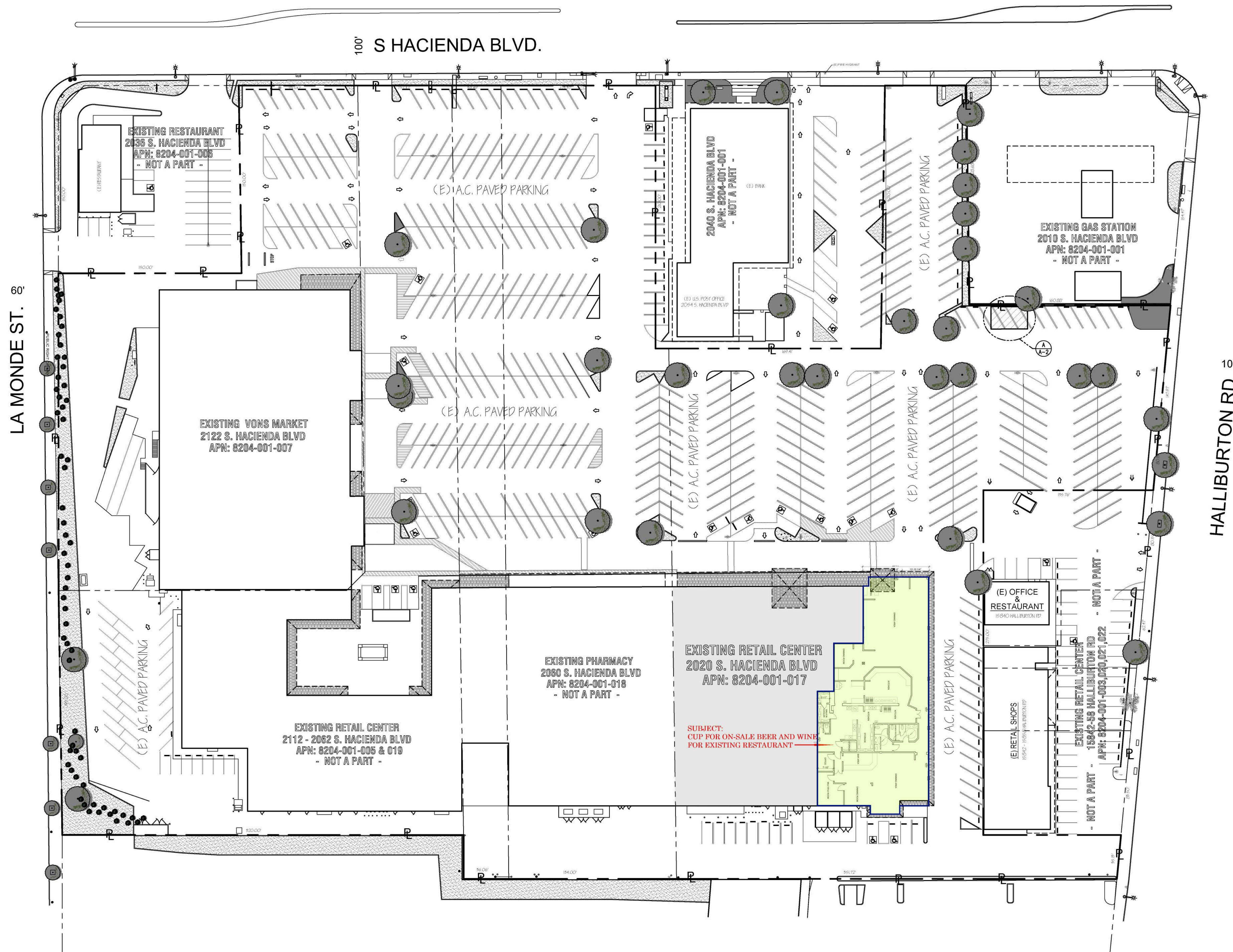
Report Reviewed By: 
Maria Masis, AICP, Supervising Regional Planner

Report Approved By:  For ST
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings

EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	ABC B&P Worksheet
EXHIBIT I	Sheriff's Comment Letter – February 22, 2023
EXHIBIT J	Hacienda Heights Improvement Association Letter
EXHIBIT K	Reference Documents
	<ol style="list-style-type: none">1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010. https://www.ncbi.nlm.nih.gov/pubmed/210840802. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. https://www.ncbi.nlm.nih.gov/pubmed/245888593. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013 (https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage)

CONDITIONAL USE PERMIT FOR -SALE BEER AND WINE FOR EXISTING RESTAURANT



OWNER: LIU EDWARD M (TE)/LIU TRUST
OWNER ADDRESS: 281 E. COLORADO BLVD #122
 PASADENA, CA. 91102

SITE LOCATION: 2020 S. HACIENDA BLVD STE F
 HACIENDA HEIGHTS, CA. 9174545

APN: 8204-001-017
ZONE: COMMERCIAL 3B
LEGAL DESCRIPTION: *TR=PARCEL MAP AS PER BK 24 P
 37 OF P M LOT 1

LOT SIZE : IRREGULAR 3.28 ACRES
APPLICANT: SUMMIT FOOD SAFETY CONSULTATION INC
 333 W GARVEY AVE STE A
 MONTEREY PARK CA 91754
 (626) 512-5050
 stanleymszeto@gmail.com

Revisions	By

SZETO + ASSOCIATES
 LAND USE ENTITLEMENT CONSULTANTS
 879 W ASHIYA RD MONTEBELLO CA 90640
 (626) 512-5050
 stanleymszeto@gmail.com

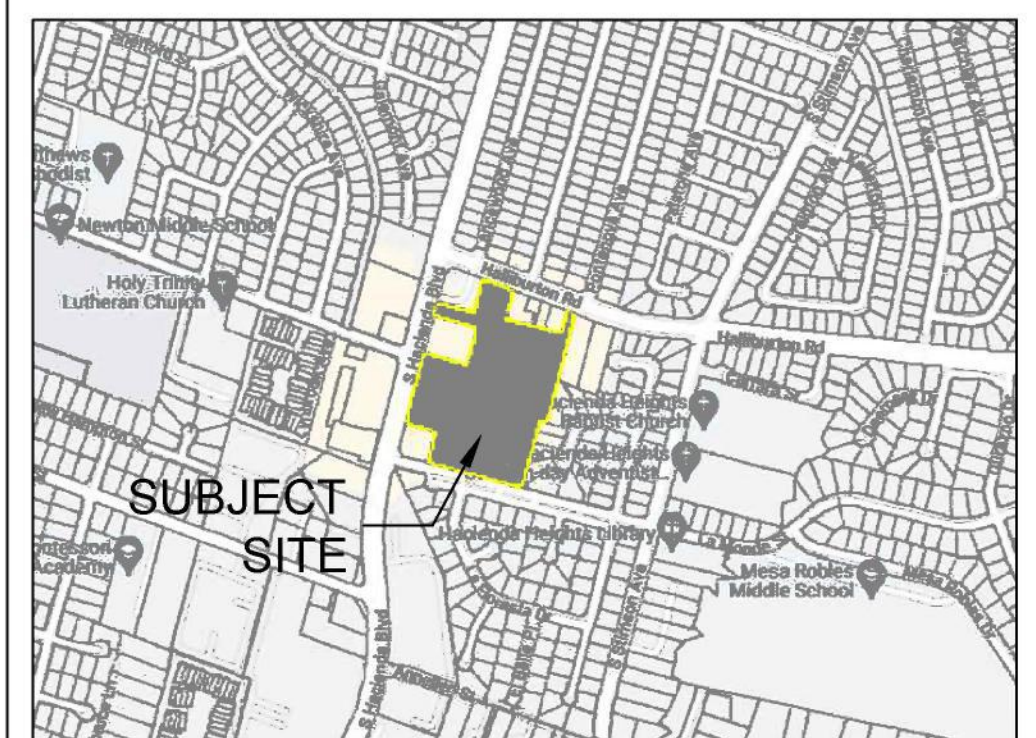
SITE PLAN

PROJECT INFORMATION

CONDITIONAL USE PERMIT FOR
 ON-SALE BEER AND WINE FOR
 EXISTING RESTAURANT

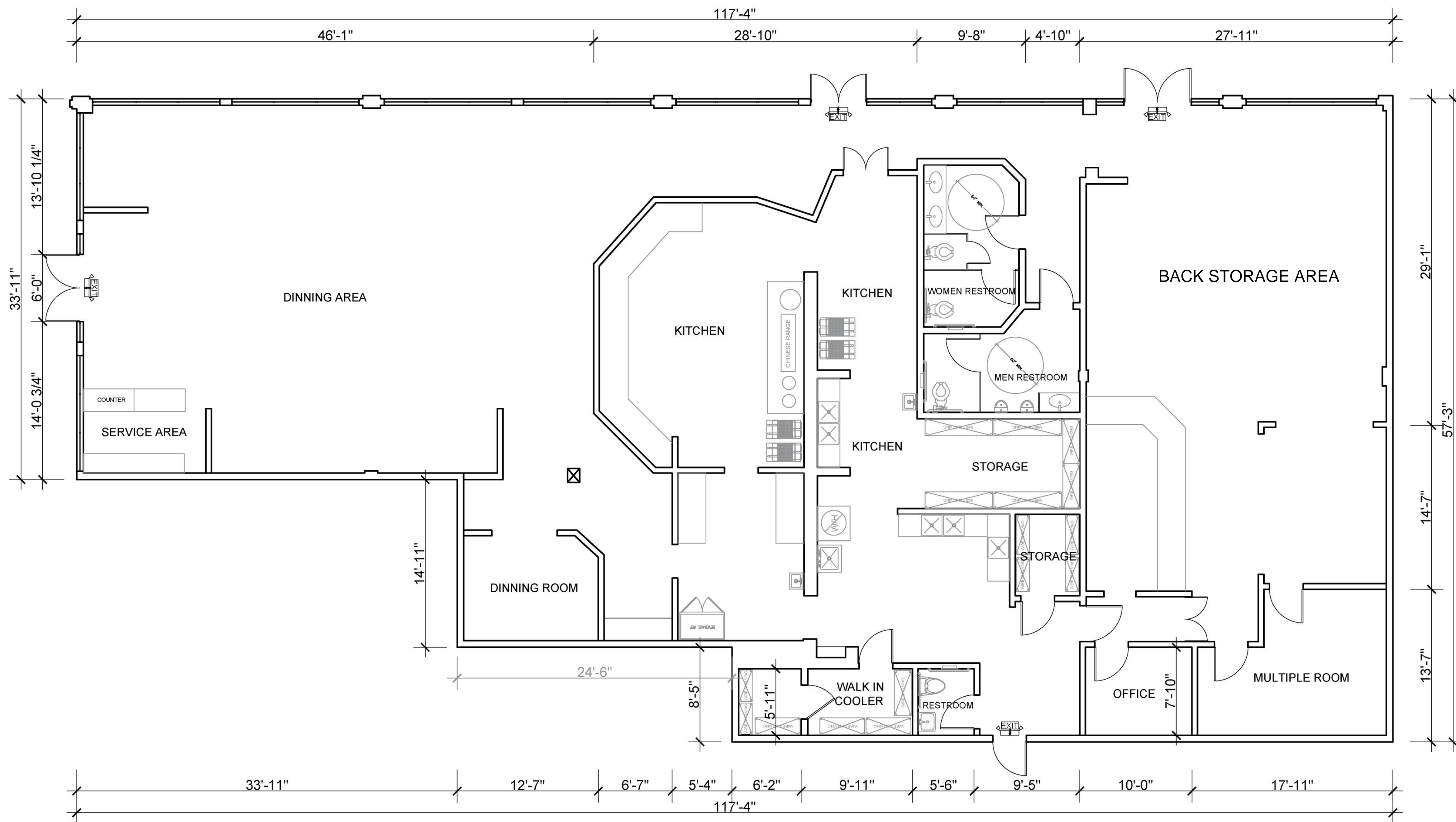
SCOPE OF WORK

2020 HACIENDA BLVD STE F
 HACIENDA HEIGHTS CA 91745



2020 HACIENDA BLVD
 HACIENDA HEIGHTS CA 91745

Date 10/12/2023
 Scale AS NOTED
 Drawn SZETO
 Job 0923-116
 Sheet **A1**



1 FLOOR PLAN
SCALE: 3/16"=1'-0"

REVISIONS	BY
△	
△	
△	
△	

- PLAN CHECK
- BID
- CONSTRUCTION
- AS BUILT

PROJECT:
2020 S HACIENDA BLVD K,
HACIENDA HEIGHTS, CA 91745

SHEET TITLE:
FLOOR PLAN

Date	SEP.13,2023
Scale	SEE PLAN
Drawn	Y.O
Job	23-1026
Sheet	A-1.00
Of	1 Sheets



PROJECT NUMBER PRJ2024-000056-(1)
HEARING DATE September 24, 2024
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2024000558

PROJECT SUMMARY

OWNER / APPLICANT

Edward Liu / Stanley Szeto

MAP/EXHIBIT DATE

10/12/2023

PROJECT OVERVIEW

The applicant, Stanley Szeto, is requesting a conditional use permit (“CUP”) to authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Grab a Crab”) located in a commercial shopping center in the C-2 (Neighborhood Business) Zone pursuant to Los Angeles County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones).

LOCATION

2020 S. Hacienda Blvd., Suite F, Hacienda Heights

ACCESS

via Hacienda Boulevard

ASSESSORS PARCEL NUMBER(S)

8204-001-017

SITE AREA

3.26 Acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan*

ZONED DISTRICT

Hacienda Heights

PLANNING AREA

East San Gabriel Valley

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-2

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Hacienda Heights Community Plan*
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030.F (Alcoholic Beverage Sales Burden of Proof Requirements)
 - 22.20.040 (Development Standards for Commercial Zones)
 - 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)

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

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 893-7009

E-MAIL ADDRESS:

smar@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-000056-(1)
CONDITIONAL USE PERMIT NO. RPPL2024000558

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2024000558** on September 24, 2024.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Stanley Szeto ("permittee"), requests the CUP to authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Grab a Crab”) located in a commercial shopping center at 2020 S. Hacienda Boulevard, Suite F in the unincorporated community of Hacienda Heights ("Project Site") in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030 C (Land Use Regulations for Commercial Zones).
4. **PREVIOUS ENTITLEMENT(S).** Plot Plan No. 48835, approved November 24, 2003, authorized the construction of the existing shopping center. Plot Plan No. 200400144, approved March 24, 2005, authorized the operation of a restaurant in the subject tenant space. Zoning Conformance Review No. 200700487, approved May 9, 2007, approved signs for the previous restaurant. CUP No. 200700105, approved September 16, 2008, authorized beer and wine for on-site consumption at the previous restaurant located in the subject tenant space.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the Hacienda Heights Community Plan (“Community Plan”) Land Use Policy Map, a component of the General Plan. On May 21, 2024, the Community Plan was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, since the subject CUP application was deemed complete prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan.
6. **ZONING.** The Project Site is located in the Hacienda Heights Zoned District and is currently zoned C-2. Pursuant to County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones), a CUP is required for the sale of alcoholic beverages.

7. SURROUNDING LAND USES AND ZONING

LOCATION	HACIENDA HEIGHTS COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9 (Residential 9 – Up to Nine Dwelling Units Per Acre, Single-family Detached Residential Development)	R-A-7,500 (Residential Agricultural – 7,500 Square Feet Minimum Required Lot Area)	Single-family Residences (“SFRs”)
EAST	H9	R-1-6,000 (Single-Family Residence – 6,000 Sq. Ft. Minimum Lot Size)	SFRs
SOUTH	CG, H9	C-2, R-A-8,000 (Residential Agricultural – 8,000 Sq. Ft. Minimum Lot Size)	Commercial, SFRs
WEST	CG, H50 (Residential 50 – Up to 50 Dwelling Units Per Acre, Multi-family Residential Development)	C-2-BE (Neighborhood Business – Billboard Exclusion), R-3 (Limited Density Multiple Residence)	Commercial, Multi-family Residential

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 3.26 acres in size and consists of one legal lot. The Project Site is irregular in shape with flat topography and is developed with a multi-tenant shopping center.

B. Site Access

The Project Site is accessible via Hacienda Boulevard, a 100-foot wide Major Highway on the County Master Plan of Highways to the west and Halliburton Road, a 100-foot wide Major Highway on the Counter Master Plan of Highways to the north. Primary access to the Project Site is via entrances/exits on Hacienda Boulevard and Halliburton Road. Secondary access to the Project Site is via entrances/exits on La Monde Street.

C. Site Plan

The site plan depicts the Project Site located at the southeast corner of Hacienda Boulevard and Halliburton Road as a multi-tenant shopping center. Parking is provided by surface parking lots in front of and behind the shopping center structure. The subject restaurant is located in a tenant space within the shopping center. The restaurant's floor plan depicts dining areas and rooms where food and beverage service occur.

9. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the sale of beer and wine for on-site consumption at an existing restaurant which will be an accessory service to the restaurant's food service and does not change the restaurant's current operations. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

10. PUBLIC COMMENTS.

Hacienda Heights Improvement Association

The Hacienda Heights Improvement Association has reviewed the Project and recommended approval of the CUP request.

11. AGENCY RECOMMENDATIONS.

County Sheriff's Department ("Sheriff"): Recommended approval in a letter dated February 27, 2024.

12. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On August 21, 2024, a total of 132 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as nine notices to those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the CG (General Commercial) land use designation is intended for local serving commercial, office and professional businesses, retail and service establishments. The subject restaurant is located within

a multi-tenant shopping center with other restaurants, retail stores, and commercial services. The shopping center serves as an activity hub and community focal point with multiple options for shopping, dining, and other commercial services. The sale of beer and wine for on-site consumption at an existing restaurant will continue to support the site's economic vitality for the surrounding neighborhood.

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

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

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

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

- *(Policy LU1.3) Encourage mixed-use in commercial areas.*
- *(Policy LU2.3) Maintain and improve existing commercial areas.*

The Project will maintain the existing multi-tenant shopping center where the subject restaurant is located and provide an additional beverage service for the existing restaurant.

ZONING CODE CONSISTENCY FINDINGS

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

CONDITIONAL USE PERMIT FINDINGS

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

restaurant's food service as is customary for a typical restaurant. The proposed use could potentially increase enjoyment and property values by bringing economic activity to the area.

17. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is located in an existing shopping center that has been previously approved in conformance with all development standards prescribed under Title 22 of the County Code. No physical expansion or changes are proposed as part of the Project.
18. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is located along Hacienda Boulevard and Halliburton Road which can handle all vehicular traffic generated by the businesses in the shopping center. The Project Site is serviced by all necessary public services and utilities that are needed for the Project Site's tenants.
19. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS

20. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There are no sensitive uses located within a 600-foot radius of the Project Site.
21. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The restaurant is located in a tenant space within a large, multi-tenant commercial shopping center. Residences to the north of the Project Site are buffered by Halliburton Road and by parking areas and other commercial structures. The subject restaurant faces away from residences to the east and is buffered from these residences by a landscaped berm and block walls. The shopping center's tenant entrances are also oriented away from residences to the south and are buffered from the Project Site by La Monde Street. Alcoholic beverage sales at the establishment shall be limited to the hours of 10:00 a.m. to 10:00 p.m. daily to avoid any potential early morning or late night adverse effects to the area.
22. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The existing establishment is a bona-fide restaurant where the sale of beer and wine for on-site consumption will be an ancillary service to the restaurant's food service as is

customary for a typical restaurant. The proposed offering of beer and wine service with the restaurant's food service enhances customers' dining experience and would increase economic activity in the shopping center.

23. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The sale of beer and wine for on-site consumption at the restaurant would not alter the existing exterior appearance of the shopping center's structure.
24. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.** The sale of beer and wine for on-site consumption at the restaurant is a complementary and customary service that is typical for a full service restaurant. Other nearby restaurants also serve alcoholic beverages for on-site consumption as part of their dining service. By offering beer and wine, the restaurant can provide a public convenience to its customers by offering beverage service that is similar to other nearby restaurants.

ENVIRONMENTAL FINDINGS

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

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

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

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024000558**, subject to the attached conditions.

ACTION DATE: September 24, 2024

PROJECT NO. PRJ2024-000056-(1)
CONDITIONAL USE PERMIT NO. RPPL2024000558

EXHIBIT C
FINDINGS
PAGE 8 OF 8

MM:SM

09/24/2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-000056-(1)
CONDITIONAL USE PERMIT NO. RPPL2024000558

PROJECT DESCRIPTION

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

GENERAL CONDITIONS

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

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

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on September 24, 2034.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum **\$2,205.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

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

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

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A"

are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **November 24, 2024**.

17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit revised plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff ("Sheriff"), LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

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

19. This grant authorizes the sale of alcoholic beverages from 10:00 a.m. to 10:00 p.m., seven days a week.
20. 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 Sheriff, a security guard shall be required during business hours at the discretion of the Director.
21. 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 ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.
22. 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.

23. 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.
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.
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. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
30. The permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-side card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.
31. Music or other audible noise at the premises shall comply with Title 12 to the satisfaction of the County Department of Public Health.

32. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
33. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
34. Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties.
35. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.
36. The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant, as depicted on the site and floor plans labeled Exhibit "A."
37. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
38. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions.
39. Food service shall be continuously provided during operating hours.

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.

[Attached](#)

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

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

[Attached](#)

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.

[Attached](#)

- 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.

[Attached](#)



879 W ASHIYA RD
MONTEBELLO CA 90640

Tel: (626) 512-5050
E-Mail: stanleyszeto@sbcglobal.net
E-Mail: stanleymzeto@gmail.com

CONDITIONAL USE PERMIT (CUP) FINDINGS

DATE: DECEMBER 22, 2023

PROJECT NO.: 0923-116

APPLICANT:

RED CLAWS LLC
9040 TELSTAR AVE STE 127
EL MONTE CA 91731

TEL:

E-MAIL:

ATTN:

REPRESENTATIVE:

SUMMIT FOOD SAFETY CONSULTATION INC
333 W GARVEY AVE STE A
MONTEREY PARK CA 91754

TEL: (626) 616-6211

E-MAIL: summitfoodsafety@yahoo.com

ATTN: MICHELLE ZHANG

RE: 2020 S HACIENDA BLVD STE F HACIENDA HEIGHTS, CA 91745 (APN: 8204-001-017)

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

The proposed use of the addition of on-sale beer and wine is consistent with the adopted General Plan for the area as it is designated as general commercial under the county regional plan land use element. The sales of beer and wine are allowed subject to an approved conditional use permit (CUP) by the Regional Planning Commission or a designated Hearing Officer.

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;

The proposed sales of alcohol to the existing bona-fide restaurant will not have an adverse effect or be detrimental on the public health, safety, and general welfare upon persons residing or working in the surrounding area. All of the current and proposed activities (the sales of beer and wine as an ancillary use to the existing bona-fide restaurant) are conducted indoor.

- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

This is an existing bona-fide family restaurant with the proposed addition of beer and wine. It will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site. The proposed use on the contrary could potentially increase enjoyment and property value by bringing vitality and ambiance to the area, which has been affected economically by recent events.

- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

The proposed use of beer and wine will not constitute a menace to the public health, safety, or general welfare. There is no other activity or use being proposed (i.e. off-sale liquor, check cashing, "hot spot" lottery, massage, billiard, dart and

video games, amplified outdoor music) which may cause the appearance of blighted conditions in the area.

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 site is adequate in size and shape to accommodate the yards, wall, 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 existing commercial site contains adequate landscaping and parking to service the entire commercial center.

B.4 The site is adequately served:

a. by highways or streets of sufficient width and improved as necessary to carry the kind of quantity of traffic such use would generate

This is an existing bona-fide restaurant. Ther is no proposed increase in seating capacity or enlargement of the existing restaurant which could result in increased traffic volume. The addition of the sales of beer and wine will not result in increased of volume of traffic in the area. In addition, Hacienda Blvd is major corridor to absorb any potential negligible increase in traffic as a result of this added use.

b. By other public or private service facilities as are required.

The site is adequately served by Hacienda Blvd to the west, a major public right-of way in this area of Hacienda Heights, Halliburton Rd to the north, and Le Monde Ave to the south.

Sincerely,



**Stanley
Szeto**

Digitally signed by Stanley
Szeto
Date: 2023.12.27 14:09:44
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2020.005.30539

STANLEY SZETO
PROJECT ADMINISTRATOR

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 - On-Sale Beer & Wine Eating Place](#)

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.

[Attached](#)

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.

[Attached](#)

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

[Attached](#)

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.

[Attached](#)

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.

N/A-Not Off-Sale

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.

N/A-Not Off-Sale

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.

N/A-Not Off-Sale



879 W ASHIYA RD
MONTEBELLO CA 90640

Tel: (626) 512-5050
E-Mail: stanleyszeto@sbcglobal.net
E-Mail: stanleymyszeto@gmail.com

**CONDITIONAL USE PERMIT (CUP) FINDING FOR RETAIL SALES ON-SALE
BEER AND WINE PUBLIC EATING PLACE (RESTAURANT)**

DATE: DECEMBER 22, 2023

PROJECT NO.: 0923-116

APPLICANT:

RED CLAWS LLC
9040 TELSTAR AVE STE 127
EL MONTE CA 91731

TEL:

E-MAIL:

ATTN:

REPRESENTATIVE:

SUMMIT FOOD SAFETY CONSULTATION INC
333 W GARVEY AVE STE A
MONTEREY PARK CA 91754

TEL: (626) 616-6211

E-MAIL: summitfoodsafety@yahoo.com

ATTN: MICHELLE ZHANG

RE: 2020 S HACIENDA BLVD STE F HACIENDA HEIGHTS, CA 91745 (APN: 8204-001-017)

F.1.a. The proposed use 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 sensitive land uses such as parks, schools, playgrounds, hospitals, or churches within 600’ of the subject restaurant. There are three churches, each approximately 700’ from the subject site and 800’ from the restaurant. There is another restaurant currently dispensing on-sale beer and wine on the subject site. The restaurant is a Chinese style restaurant. (Refer to Land Use Map) The subject restaurant is a family restaurant catered to fresh and Cajun style seafood. There are no ancillary activities such as K-TV, dancing, or live entertainment being proposed and there is no outside patio or sidewalk café being proposed, which can cause and exacerbate other potential problems in the area such as noise and loitering. Therefore, the proposed added use of the sales of alcohol (beer and wine) will not adversely affect the welfare and enjoyment of the sensitive uses nearby.

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 restaurant is located in a large commercial shopping center in the Hacienda Heights district of unincorporated Los Angeles County. There are residentially zoned properties to the north and east of the subject property. The north residentially zoned properties are separated by Halliburton Ave, a 100’ wide arterial, and commercial properties and parking area of the north of the subject totaling approximately 200’ from the north residentially zoned properties. The residential properties to the west of the subject are sufficiently buffered by the rear wall of the building of the shopping center, a 35’ wide plus access corridor, and a 100.88’ wide adjoining commercial property directly to the east of the subject site. (Refer to Land Use Map). These separations features provide a

sufficient buffer as to not to interfere with the welfare and enjoyment of the residences to the north and east of the subject.

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

The proposed sales of alcohol (beer and wine) to the existing bona-fide restaurant will not have an adverse effect or be detrimental on the public health, safety, and general welfare upon adjacent uses, buildings, or structures. This is an existing family restaurant with proposed sales of alcohol as a convenience and to compliment a fine dining experience for the patrons. Contrary to adversely affecting the economic welfare of the surrounding community, the proposed sales of alcohol (beer and wine) will create more ambiance and vitality of retail activities to the commercial area and to the neighborhood.

- 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.

There are no proposed changes to the exterior appearance of the structure in question. Therefore, it 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.

Sincerely,



**Stanley
Szeto**

Digitally signed by Stanley
Szeto
Date: 2023.12.27 11:37:18
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2020.005.30539

STANLEY SZETO
PROJECT ADMINISTRATOR

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: September 12, 2024
PROJECT NUMBER: PRJ2023-000056-(1)
PERMIT NUMBER(S): CUP RPPL2024000558
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 2020 S. Hacienda Boulevard, Suite F, Hacienda Heights
OWNER: Edward Liu
APPLICANT: Stanley Szeto
CASE PLANNER: Steve Mar, Senior Regional Planner
smar@planning.lacounty.gov

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

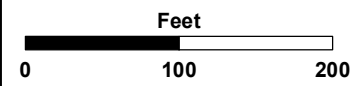


AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-000056
ALCOHOL CUP RPPL2024000558

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023



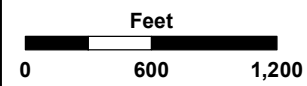
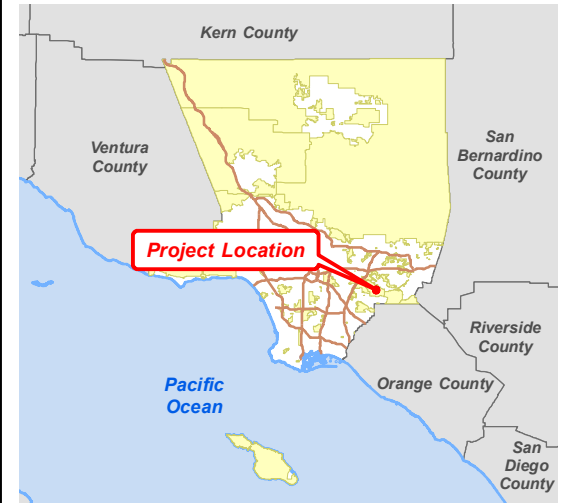
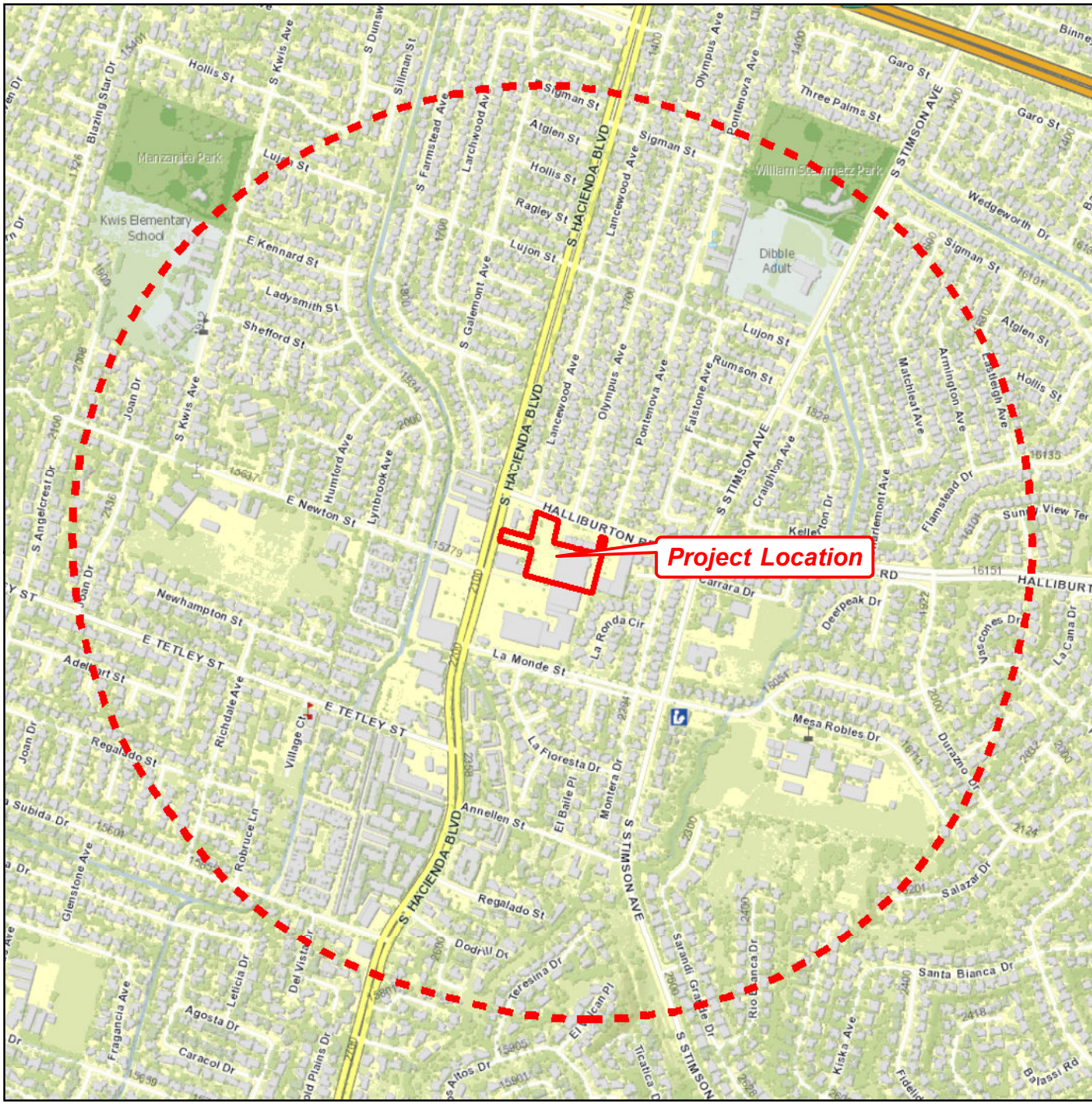
LA COUNTY
PLANNING

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

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000056
ALCOHOL CUP RPPL2023002830



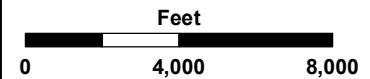
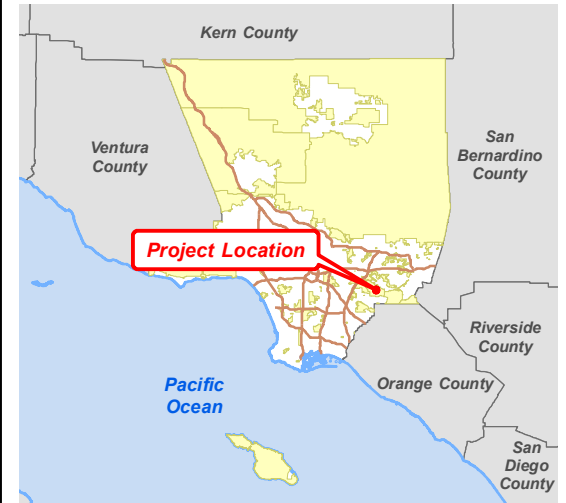
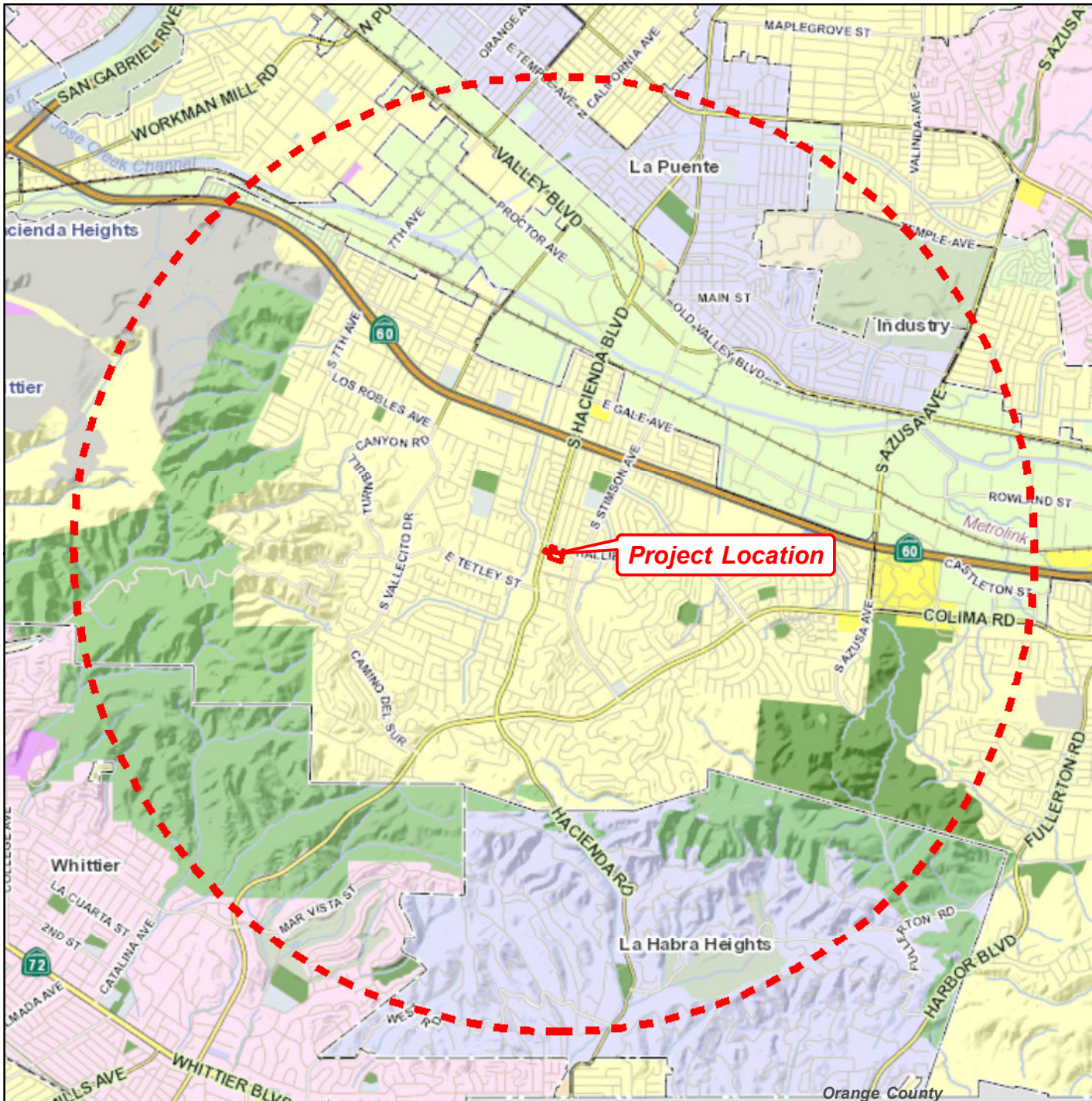
LA COUNTY
PLANNING

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

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-000056
ALCOHOL CUP RPPL2024000558



LA COUNTY
PLANNING

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

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

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

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

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

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

2020 S Hacienda Blvd, Ste F, Hacienda Heights Court 91745-4265 41

3. LICENSE TYPE

4. TYPE OF BUSINESS

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

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale Off-Sale 11944 On-Sale Off-Sale

8. CENSUS TRACT NUMBER

4085.25

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

4

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

On-Sale Off-Sale 4 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

678-C2

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13)

No (Go to Item #20)

Industry SS

13. CRIME REPORTING DISTRICT NUMBER

1471

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

182

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)

02/01/24



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



February 27, 2024

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

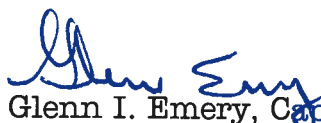
Dear Mr. Mar:

In response to your request, I have enclosed the information requested regarding "Grab a Crab" restaurant, which is located at 2020 S. Hacienda Blvd., Suite F, Hacienda Heights. The information you requested is for the last five years. Please see attached.

This establishment has not been a problem, and Industry Station recommends approval of this Conditional Use Permit (CUP). If you have any questions or need further information, please feel free to contact me or Lieutenant Peter Gomez at (626) 934-3051.

Sincerely,

ROBERT G. LUNA, SHERIFF


Glenn I. Emery, Captain
Industry Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1851 —

Project No: PRJ2024-000056-(1)

CUP Permit No.: RPPL2024000558

For the location in the last five years (02/01/2019 to 02/01/2024).

Reports to business address (and not necessarily the actual unit):

- 02/04/19: burglary to location
- 03/09/19; strongarm robbery
- 03/10/19: petty theft
- 05/13/19: grand theft from unlocked vehicle
- 09/02/19: possession of narcotic pipe
- 10/13/19: grand theft from unlocked vehicle
- 11/11/19: vehicle towed/impounded
- 01/26/20: assault
- 03/06/20: possession of narcotic pipe
- 03/19/20: possession of narcotic pipe
- 03/26/20: possession of narcotic pipe
- 03/30/20: possession of narcotic pipe
- 04/12/20: trespassing
- 04/22/20: possession of narcotic pipe
- 04/23/20: possession of narcotic pipe
- 05/02/20: possession of narcotic pipe
- 05/15/20: possession of narcotic pipe
- 07/23/20: possession of narcotic pipe
- 12/09/20: possession of narcotic pipe
- 01/08/21: possession of narcotic pipe
- 02/01/21: GTA
- 02/11/21: possession of narcotic pipe
- 03/03/21: vehicle burglary
- 04/21/21: GTA
- 04/29/21: GTA
- 07/01/21: stolen license plate
- 08/04/21: GTA
- 10/24/21: petty theft
- 12/01/21: discharge of firearm
- 05/28/22: burglary
- 08/28/22: burglary
- 05/28/23: armed robbery
- 06/28/23: possession of narcotic pipe
- 09/29/23: suspected elder abuse
- 10/24/23: vehicle burglary
- 10/27/23: assault
- 10/27/23: traffic accident
- 01/17/24: vehicle burglary



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

County of Los Angeles

26 July 2024

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

Attention: Mr. Steven Mar
Zoning Permits East Section

Subject: RPPL2024000083 / CUP for Conditional Use Permit

Grab A Crab 2020 S. Hacienda Blvd Suite F, Hacienda Heights, CA 91745

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

Dear Mr. Mar,

A request for a review of a Conditional Use Permit to continue sale of beer and wine was presented at our Monthly Board of Directors meeting on May 20th & June 17, 2024. The meetings took place at the Hacienda Heights Community Center located at 1234 Valencia Ave, Hacienda Heights, CA 91745.

After a board discussion we had more questions for Mr. Stanley Szeto who came to our next meeting to answer questions. Based upon his responses I followed up with the establishment and again with Stanley, and Michelle Zhang for our final questions and a site walk through to address our concerns. The owner, Mr. Szeto and Ms. Zhang completed the conditions and request to address our final concerns.

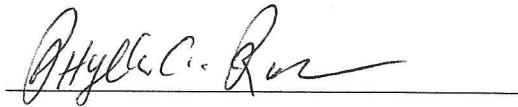
Mr. Szeto and Ms. Zhang provided a detailed description of Grab A Crab's intent to continue the sale of beer and wine in their restaurant located at 2020 Hacienda Blvd Ste.F in Hacienda Heights, CA. Our main concern from the Board of Director's was the usage of the back dining bar area and the side entrance. The new owner wrote a letter to address our concerns and gave a satisfactory response. We feel there should be no compelling reason why the sale of beer and wine cannot continue.

The Hacienda Heights Improvement Association (HHIA) is a California chartered community association dealing in matters concerning Hacienda Heights, California. HHIA appreciates the

opportunity to provide a community forum for residents of Hacienda Heights to see and hear firsthand requests to file for permits and continuation of business processes.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Phyllis Rokus", is written over a horizontal line.

Phyllis Rokus, President - HHIA

Cc: HHIA Board Members

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

Mr. Stanley M Szeto, Szeto + Associates

Michelle Zhang, Summit Food Safety