

REPORT TO THE HEARING OFFICER

DATE ISSUED: February 12, 2026

HEARING DATE: February 24, 2026 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2024-002347

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2024003530

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 871 East Mariposa Street, Altadena

OWNER: Galloway Family Trust

APPLICANT: Sara Houghton

CASE PLANNER: Michelle Lynch, Principal Planner
mlynch@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 PRJ2024-002347, CUP RPPL2024003530, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

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

ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT RPPL2024003530 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) to authorize the sale of beer and wine for on-site consumption in the C-3 (General Commercial) Zone pursuant to County Code Section [22.20.030 \(Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R\)](#).

B. Project

The Galloway Family Trust, (“Applicant”) requests a CUP to allow the sale of beer and wine for on-site consumption in a new restaurant with a Type 41 Alcoholic Beverage Control (“ABC”) License. The Project is located in an existing commercial center, within a tenant space previously operated as a floral studio. Tenant improvements for the new restaurant, Bar Betsy, were reviewed separately under Site Plan Review Number RPPL2025003784 (“related Site Plan Review”), which was approved on October 25, 2025. The restaurant has not opened as of the publication of this report. The commercial center was originally approved by Plot Plan 38663 on June 7, 1989. The hours requested for the sale of alcoholic beverages are 10:00 a.m. to 11:00 p.m. seven days a week. However, the recommended hours for the sale of alcoholic beverages are 10:00 a.m. to 10:00 p.m., Monday through Sunday.

The Project Site is located within an existing commercial center at the intersection of Mariposa Street and Lake Avenue within Census Tract 4602.00. The subject parcel with the new restaurant is APN 5845-017-010, which is approximately 0.3 acres in size and is irregularly shaped and flat (“Project Site”). The Project Site is accessible via Mariposa Street. Mariposa Street is designated as a major highway on the County Master Plan of Highways with 100 feet of right-of-way width. According to the California Business and Professions (“B&P”) Worksheet from ABC, this Census Tract is not overconcentrated with licenses because ABC allows for six licenses for on-site consumption, and there are three existing licenses for on-site consumption in the Census Tract, and four with a pending license for this Project. ABC also stated that the Project is located within a high-crime area, and therefore, the Hearing Officer must make a Finding of Public Convenience or Necessity. While the 500-foot radius map indicates five restaurants with a Type 41 license, two are temporarily closed due to the impact of the Eaton Fire.

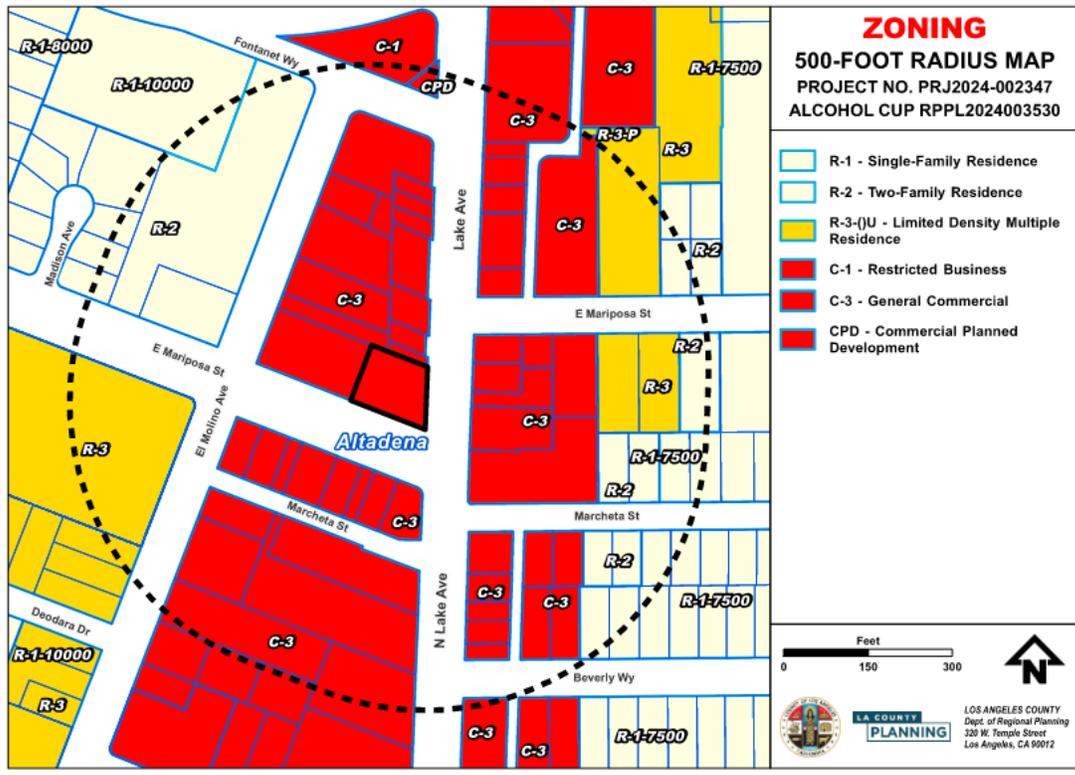
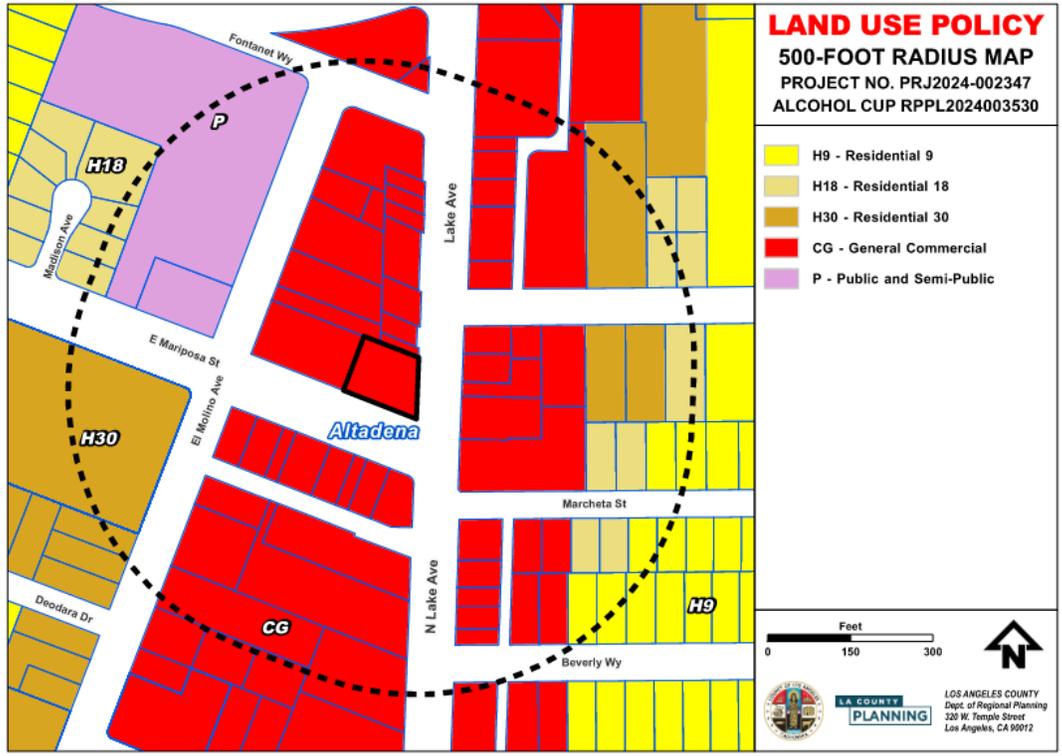
Within 500 feet of the Project Site, there is one other establishment selling alcoholic beverages for on-site consumption, and three establishments selling alcoholic beverages for off-site consumption. Within 600 feet of the Project Site, there are 10 sensitive uses, including five churches, a community center, a park, two schools, and a learning center. Four of the five churches, the two schools, and the learning center were impacted by the Eaton Fire.

The County Sheriff’s Department, Altadena Station (“Sheriff”), in a letter dated December 10, 2025, recommended approval of this Project. The letter stated there were no calls for service at this location in the past five years.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	WEST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3	Commercial complex
NORTH	CG, P (Public Resources)	C-1 (Restricted Business), C-3, CPD (Commercial Planned Development), R-1-10,000 (Single Family Residence-Minimum lot Area 10,000 square feet), R-2 (Two-Family Residences)	Offices, bar, restaurants nursing home, multi-family residences (“MFRs”), Altadena Sheriff’s Station, Triangle Park, churches
EAST	CG, H18 (Residential 18 - 0 to 18 Dwelling Units per Net Acre (“du/net ac”)) and H30 (Residential 30 - 20 to 30 du/net ac), P (Public Resources)	C-3, R-3-P (Limited Density Multiple Residence-Parking), R-3 (Multi-Family Residences), R-2	Retail, MFRs, single-family residences (“SFRs”), school
SOUTH	CG	C-3, R-2,	Market, bar, church, school, parking, MFRs, SFRs, banks
WEST	CG, H9 (Residential 0-9 Dwelling Units per du/net ac), H18 and H30	C-3, R-2, R-1-7,500	Retail, SFRs, MFRs, LA County Fire Station #11



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO 42	Zone 5 (General Commercial)	September 6, 1927
ZCO 5541	C-3	May 5, 1950

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
PP-38663 Site Plan Review	Plot Plan approval of a multi-unit commercial building.	Approved June 22, 1989
RPPL2025003560 Site Plan Review	Tenant improvements to change the subject unit from a floral studio to a restaurant.	Approved October 25, 2025

C. Violations

Staff has not identified any history of violations on the subject property.

ANALYSIS

A. Land Use Compatibility

The Project Site is located within the CG land use designation of the West San Gabriel Valley Area Plan (“Area Plan”), a component of the General Plan. The application was deemed complete October 25, 2025, after the adoption of the West San Gabriel Valley Area Plan, therefore is subject to all Area Plan requirements. The CG land use designation is intended for local-serving commercial uses, including retail, restaurants, personal and professional services, single family, multi-family and commercial mixed uses. The Project is consistent with the intended uses of this land use category. Specific allowable uses and development standards are determined by the underlying C-3 zoning designation. The C-3 Zone allows restaurants with a Site Plan Review and alcoholic beverage sales for on-site consumption with a CUP, pursuant to County Code Section 22.20.030.C. The proposed restaurant will offer a diverse food menu complemented by beer and wine selections. The sale of beer and wine is intended as an ancillary service to the operation of a bona-fide restaurant and will remain compatible with the land use designation if conducted in compliance with the conditions of Project approval.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project is a request to authorize the sale of beer and wine for on-site consumption at a new restaurant. The Project is located in an area developed with similar commercial and restaurant uses. The Project contributes to the variety of uses and services in the

community and is situated with similar land uses in the immediate area. The Project would contribute to the economic welfare of the community by providing more expansive services for the enjoyment of local restaurant patrons.

The sale of beer and wine for on-site consumption at the Project Site is appropriate and will not likely result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of Project approval. The restaurant will offer a full dining experience, and customers generally expect alcoholic beverages as a service option.

Within 500 feet of the Project Site, there is one other establishment selling alcoholic beverages for on-site consumption, and three establishments selling alcoholic beverages for off-site consumption. Within 600 feet of the Project Site, there are 10 sensitive uses, including five churches, a community center, a park, two schools, and a learning center. Four of the five churches, the two schools, and the learning center were impacted by the Eaton Fire.

The Project Site is located in Crime Reporting District No. 773, and in a report dated October 29, 2025, ABC determined it is a high crime reporting district. The letter is attached as Exhibit I. The Project Site is located in the Lake Avenue commercial area, which has a large concentration of retail establishments and is a destination for nearby residents and regional visitors. This concentration of retail establishments tends to lead to a higher number of reported crimes in Crime Reporting District No. 773 compared to the average crime reporting district. Furthermore, the County Sheriff ("Sheriff") recommends approval of this use, as the reported crimes for the Project Site have been routine in nature and the Project Site has not been a problem location for the Sheriff.

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. As noted above, the concentration of retail establishments in the area tends to lead to a higher number of reported crimes, and the Sheriff recommends approval of this use. However, these factors need to be balanced with the adverse effects of the easy availability of beer and wine beverages either too early or too late in the day (see Exhibit I).

Recommended Hours of Operation

Because of these documented adverse effects, Staff recommends that the Hearing Officer may make a finding of public convenience or necessity only if the sale of alcoholic beverages for on-site consumption is limited to 10 a.m. to 10 p.m. Monday through Sunday, which precludes sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for on-site consumption from 10 a.m. to 10 p.m. Monday through Sunday. By regulating

the hours of alcohol sales as recommended, this will ensure that the use is compatible with its surroundings and will not become a nuisance to local residents.

C. Design Compatibility

The Project is located within an existing commercial building. Tenant improvements for the new restaurant were reviewed separately under the related Site Plan Review. Approval of this Project does not include any exterior modifications, new improvements or expansions of the existing structure at the Project Site. The Project Site is located within the West San Gabriel Valley Planning Area Standards District (“PASD”), and Altadena Community Standards District (“CSD”) per Chapter 22.320 (West San Gabriel Valley PASD) and 22.320.090 (Altadena CSD). Since the Project does not include any exterior modifications or new improvements, the PASD and CSD does not have any additional standards that are applicable to this Project.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

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

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections [22.158.050 \(Findings and Decision\)](#) and [22.140.030 F. \(Alcoholic Beverage Sales. Findings for Uses Subject to Conditional Use Permit\)](#) of the County Code. The Burden of Proof with the applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof required findings, provided that the sale of alcoholic beverages for on-site consumption is conducted in compliance with the recommended conditions of Project approval, including the condition that will limit sales from 10 a.m. to 10 p.m. Monday through Sunday.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act (“CEQA”) section 15301 and the Los Angeles County Environmental Guidelines. The Project involves the sale of alcoholic beverages at an existing restaurant without any modifications to the building. The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable, and staff recommends that the Commission determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The Sheriff, in a letter dated December 10, 2025, recommended that the Project proceed to public hearing.

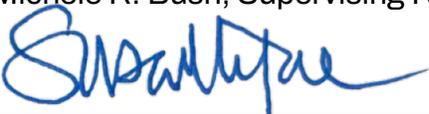
B. Other Agency Comments and Recommendations

ABC, in an emailed package response dated October 29, 2025, stated that the Project Site is not in an area with an overconcentration of alcoholic beverage licenses but that it is in a high crime reporting area, so the Hearing Officer must make a finding of public convenience or necessity. The letter also indicates that the Project Site is located within a High Crime Reporting District, as defined and determined by ABC. A copy of the letter is attached for reference (Exhibit I).

C. Public Comments

The Altadena Town Council recommended approval of the Project at their October 21, 2025 meeting.

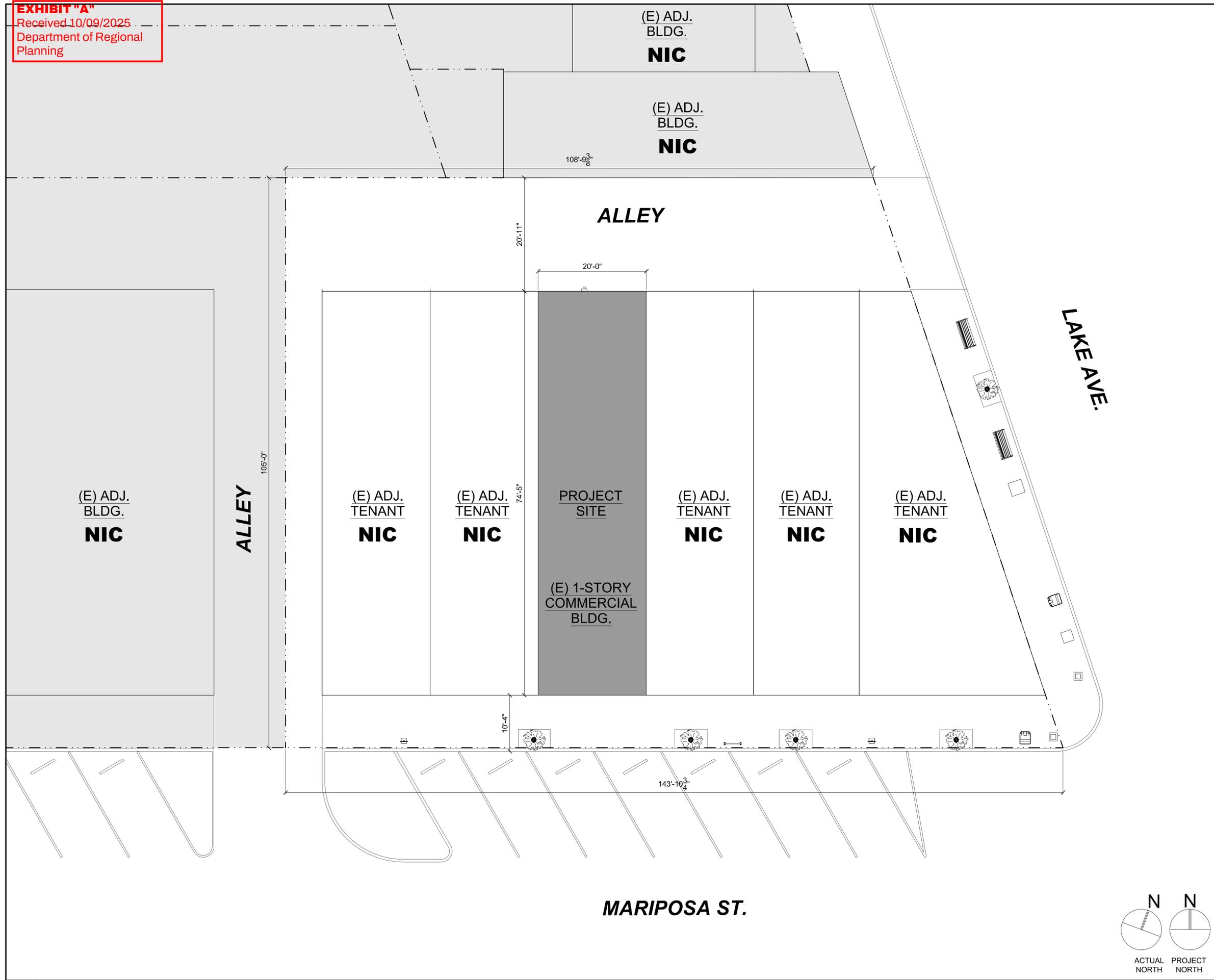
Report Reviewed By: 
Michele R. Bush, Supervising Regional Planner

Report Approved By: 
Susan Tae, AICP, Assistant Deputy Director

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

EXHIBIT "A"
 Received 10/09/2025
 Department of Regional
 Planning

EXHIBIT A



LEGEND	
ADDRESS: 871 E. MARIPOSA AVENUE ALTADENA, CA. 91001	
ASSESSOR PARCEL NUMBER (APN): 5845-017-010	
ZONING INFORMATION: C-3	
TOTAL LOT AREA: 13,171 SF	
TOTAL PROJECT AREA (CENTERLINE OF DEMISING WALLS): 1,470 SF	
BUILDING HEIGHT: 19'-5"	
PARKING SPACES: REQUIRED: 0 PROVIDED: 0	
ALL-TIME INFORMATION	
INTERIOR SQUARE FOOTAGE:	
ALCOHOL STORAGE:	61 SF
KITCHEN / B.O.H.:	245 SF
BAR / EMPLOYEE AREA:	182 SF
RESTROOMS:	72 SF
HALLS:	86 SF
DINING AREA / BAR:	714 SF
TOTAL:	1,360 SF
EXTERIOR SQUARE FOOTAGE:	
SIDEWALK DINING AREA:	0 SF
TOTAL:	0 SF
SEATING DATA:	
INTERIOR SEATING :	35
EXTERIOR SEATING:	0
NUMBER OF SEATS:	35
AREA OF ALCOHOL USE:	
INTERIOR DINING AREA:	714 SF
EXTERIOR DINING AREA:	0 SF
TOTAL:	714 SF

WICK
 ARCHITECTURE
 & DESIGN

BAR BERNEE

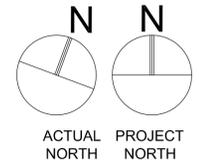
871 EAST MARIPOSA AVE.
 ALTADENA CA. 91001

ISSUE DATES

THE DESIGNS, DETAILS & SPECIFICATIONS CONTAINED IN THIS DRAWING ARE CONFIDENTIAL. THE RECIPIENT OF THIS DRAWING HEREBY ACKNOWLEDGES & AGREES IT IS THE SOLE PROPERTY OF WICK ARCHITECTURE & DESIGN & THAT THEY SHALL NOT REVEAL OR REPRODUCE ANY OF THE DESIGNS, DETAILS & SPECIFICATIONS CONTAINED IN THIS DRAWING OUTSIDE OF THE CONTRACTUAL AGREEMENT WITH WICK ARCHITECTURE & DESIGN WITHOUT EXPRESS WRITTEN PERMISSION FROM WICK ARCHITECTURE & DESIGN.
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C.U.P. SITE PLAN

SCALE: AS SHOWN DATE: 09.11.24



LEGEND

ADDRESS:
871 E. MARIPOSA AVENUE
ALTADENA, CA. 91001

ASSESSOR PARCEL NUMBER (APN):
5845-017-010
ZONING INFORMATION:
C-3

TOTAL LOT AREA:
13,171 SF

**TOTAL PROJECT AREA
(CENTERLINE OF DEMISING WALLS):**
1,470 SF

BUILDING HEIGHT: 19'-5"

PARKING SPACES:
REQUIRED: 0
PROVIDED: 0

ALL-TIME INFORMATION

INTERIOR SQUARE FOOTAGE:

ALCOHOL STORAGE:	61 SF
KITCHEN / B.O.H.:	245 SF
BAR / EMPLOYEE AREA:	182 SF
RESTROOMS:	72 SF
HALLS:	86 SF
DINING AREA / BAR:	714 SF
TOTAL:	1,360 SF

EXTERIOR SQUARE FOOTAGE:

SIDEWALK DINING AREA:	0 SF
TOTAL:	0 SF

SEATING DATA:

INTERIOR SEATING :	35
EXTERIOR SEATING:	0
NUMBER OF SEATS:	35

AREA OF ALCOHOL USE:

INTERIOR DINING AREA:	714 SF
EXTERIOR DINING AREA:	0 SF
TOTAL:	714 SF

SHELF CALCULATION FOR ALCOHOL DISPLAY					
CABINET #	LENGTH: FEET	TOTAL # OF SHELVES	TOTAL LINEAR FEET OF SHELVES	TOTAL LINEAR FEET OF SHELVES DEVOTED TO ALCOHOLIC BEVERAGES	PERCENTAGE OF SHELF SPACES DEVOTED TO ALCOHOLIC BEVERAGES
1	28	7	196	151	77
2	7.5	3	23	23	100
3	14.5	1	15	15	100
4	14.5	1	15	15	100
5	8	1	8	8	100
TOTAL	72.5	13	257	212	82

WICK ARCHITECTURE & DESIGN



BAR BERNEE

871 EAST MARIPOSA AVE.
ALTADENA CA. 91001

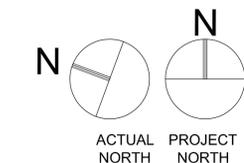
ISSUE DATES

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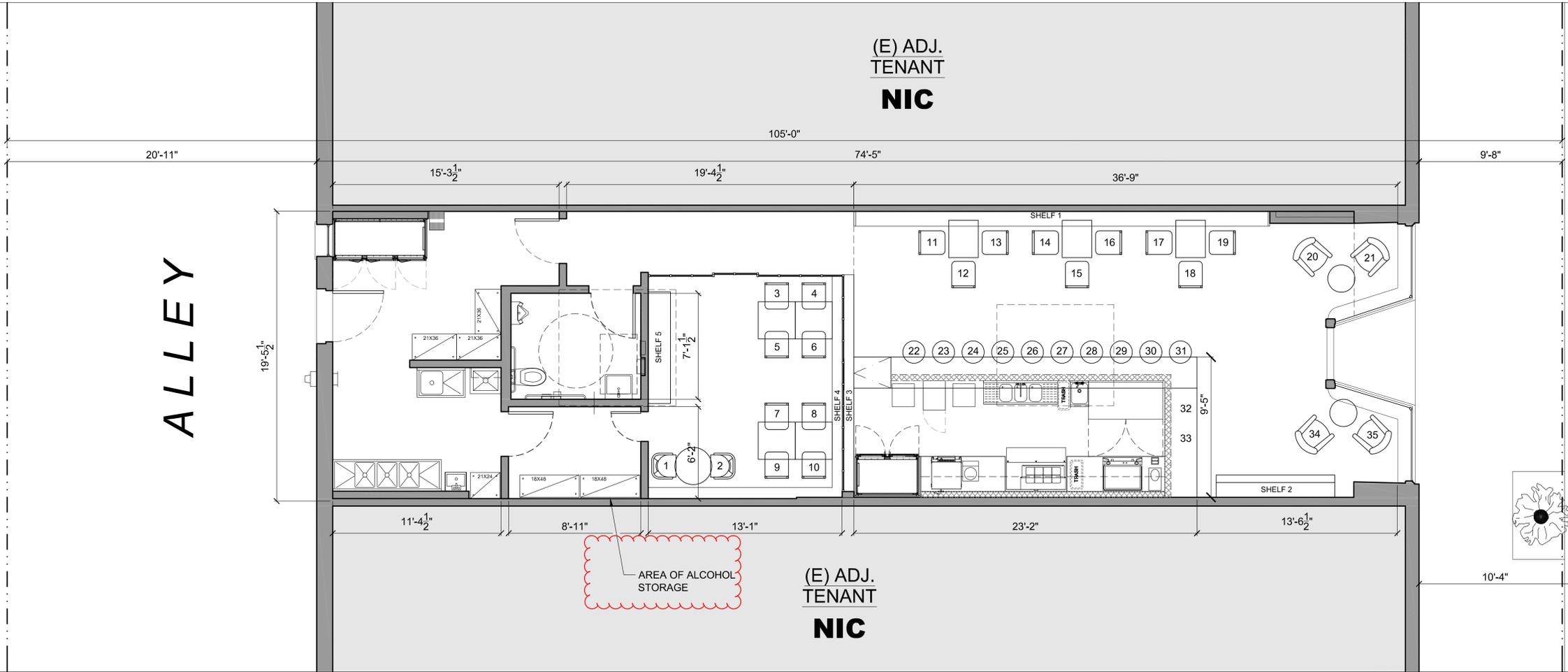
C.U.P. FLOOR PLAN

SCALE: AS SHOWN DATE: 09.11.24



A2.0

1 C.U.P. FLOOR PLAN
SCALE: 1/4" = 1'-0"



**PROJECT NUMBER**

PRJ2024-002347

HEARING DATE

February 24, 2026

REQUESTED ENTITLEMENT
 Conditional Use Permit (“CUP”) No.
 RPPL2024003530
PROJECT SUMMARY**OWNER / APPLICANT**

Galloway Family Trust/Sara Houghton

MAP/EXHIBIT DATE

September 11, 2024

PROJECT OVERVIEW

CUP to authorize the sale of beer and wine for on-site consumption in a new restaurant (Type 41 ABC License). The Project is located within an existing commercial center. Tenant improvements for the new restaurant were reviewed separately under Site Plan Review Number RPPL2025003784. The requested hours for the sale of beer and wine are 10:00 a.m. to 11:00 p.m. Staff recommend that the Hearing Officer make the required finding of public convenience or necessity only if the sale of alcoholic beverages is limited to 10:00 a.m. to 10:00 p.m. Monday through Sunday, which precludes sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of beer and wine for on-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday.

LOCATION

871 East Mariposa Street, Altadena

ACCESS

Mariposa Street

ASSESSORS PARCEL NUMBER(S)

5845-017-010

SITE AREA

0.3 Acre

GENERAL PLAN / LOCAL PLAN

West San Gabriel Valley Area Plan (“Area Plan”)

ZONED DISTRICT

Altadena

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-3 (General Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT
 Altadena Community Standards District and West San
 Gabriel Valley Planning Area Standards District
ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Area Plan
- Consistency with the West San Gabriel Valley Planning Area Standards District
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permits Findings and Decision)
 - Section 22.320.090 (Altadena Community Standards District)
 - Chapter 22.320 (West San Gabriel Valley Planning Area Standards District)
 - Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R)
 - Section 22.140.030 (Alcoholic Beverage Sales)

CASE PLANNER:

Michelle Lynch

PHONE NUMBER:

(213) 893 - 7005

E-MAIL ADDRESS:

mlynch@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-002347
CONDITIONAL USE PERMIT NO. RPPL2024003530

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on February 24, 2026, in the matter of Project No. PRJ2024-002347, consisting of Conditional Use Permit (“CUP”) No. RPPL2024003530.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Galloway Family Trust (“Permittee”), requests the CUP to authorize the sale of beer and wine for on-site consumption in a new restaurant (“Project”) on a property located at 871 East Mariposa Street in the unincorporated community of Altadena (“Project Site”) in the C-3 (General Commercial) Zone pursuant to Los Angeles County Code (“County Code”) Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).
4. **PREVIOUS ENTITLEMENTS.** Ministerial Site Plan Review No. RPPL2025003784 authorized the tenant improvement for a new restaurant on October 25, 2025. Previous Site Plan Review PP-38663 authorized the construction of the multi-unit commercial building on June 22, 1989.
5. **LOCATION.** The Project is located at 871 East Mariposa Street within the Altadena Zoned District and the West San Gabriel Valley Planning Area.
6. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the West San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Altadena Zoned District, Altadena Community Standards District (“CSD”), West San Gabriel Valley Planning Area Standards District (“PASD”), and is currently zoned C-3. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), a CUP is required for the sale of beer and wine for on-site consumption.

8. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG, P (Public Resources)	C-1 (Restricted Business), C-3, CPD (Commercial Planned Development), R-1-10,000 (Single Family Residence-Minimum lot Area 10,000 square feet), R-2 (Two-Family Residences)	Offices, bar, restaurants nursing home, multi-family residences (“MFRs”), Altadena Sheriff’s Station, Triangle Park, churches
EAST	CG, H18 (Residential 18 - 0 to 18 Dwelling Units per Net Acre (“du/net ac”)) and H30 (Residential 30 - 20 to 30 du/net ac), P (Public Resources)	C-3, R-3-P (Limited Density Multiple Residence-Parking), R-3 (Multi-Family Residences), R-2	Retail, MFRs, single-family residences (“SFRs”), school
SOUTH	CG	C-3, R-2,	Market, bar, church, school, parking, MFRs, SFRs, banks
WEST	CG,H9, (Residential 0-9 Dwelling Units per du/net ac) H18 and H30	C-3, R-2, R-1-7,500	Retail, SFRs, MFRs, LA County Fire Station #11

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is developed as a commercial center. The subject parcel with the new restaurant is APN 5845-017-010, which is approximately 0.3 acres in size and is irregularly shaped and flat (“Project Site”). The Project Site is located within an existing commercial center at the intersection of Mariposa Street and Lake Avenue.

B. Site Access

The Project Site is accessible via Mariposa Street. Mariposa Street is designated as a major highway on the County Master Plan of Highways with 100 feet of right-of-way width.

C. Site Plan

The site plan depicts the subject restaurant in a 1,360 square-foot tenant space, which is one of six tenant spaces within the existing single-story 8,584 square-foot commercial building.

Within the restaurant, there are eight tables, with a bar counter located to the side. The kitchen and restrooms are located behind the seating area, with a storage area and walk-in cooler located in the rear.

D. Parking

While the Project is for the Alcohol CUP, parking is not directly required for the Alcohol CUP, parking is related to how the overall Project complies with parking requirements. There is no parking provided on-site. The building was originally built in 1923, prior to the requirement to provide parking spaces for commercial buildings. Per County Code Section 22.320.090 (Altadena CSD Zone Specific Development Standards), no additional parking is required for a change of use to a restaurant within an existing building. As no parking was originally required for the building, and no additional parking is required for the change in use there is no minimum parking requirement for this Project. Street parking is located directly in front of the building.

10. CEQA DETERMINATION.

Staff recommend 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 involves the sale of alcoholic beverages in an existing restaurant without any modifications to the building. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is exempt from CEQA.

11. PUBLIC COMMENTS. The Altadena Town Council recommended approval of the Project at their October 21, 2025, meeting.

12. AGENCY RECOMMENDATIONS.

- A. The County Sheriff's Department, Altadena Station ("Sheriff"), in a letter dated December 10, 2025, recommended that the Project proceed to the public hearing.
- B. The California State Department of Alcoholic Beverage Control ("ABC"), in a report dated October 29, 2025, stated that the Project Site is not in an area with an overconcentration of alcoholic beverage licenses but is in a high crime reporting area, so the Hearing Officer must make a finding of public convenience or necessity.

13. **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 (Pasadena Star News) and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On January 13, 2026, a total of 271 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius of the Project Site, including notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the Area Plan, a component of the General Plan, because the CG land use category is intended for a mix of local-serving commercial uses, including retail, restaurants, and personal and professional services, categories into which this Project falls.

15. GOALS AND POLICIES.

The Hearing Officer finds that the Project supports the following goals and policies of the General Plan:

- *Goal LU 5: Vibrant, livable, and healthy communities with a mix of land uses, services, and amenities.*
- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Goal LU7: Compatible land uses that complement neighborhood character and the natural environment.*

While the Project is a request to authorize the sale of beer and wine for on-site consumption, within a new restaurant in an existing shopping center, the Project contributes to the variety of uses and services in the community by offering additional dining and beverage choices, and restaurants are compatible with the surrounding land uses that complement the neighborhood character of the area.

The Hearing Officer finds that the Project supports the following goals and policies of the Area Plan:

- *Goal LU-6: A diverse mix of commercial activities bolsters local businesses, generates employment opportunities, fosters walkable communities, and contributes to the economic vitality.*
- *Policy LU-6.1: Encourage commercial land use diversity.*

While the Project is a request for the sale of beer and wine for on-site consumption, combined with the underlying restaurant, the Project serves to meet the local and regional needs of residents by providing additional dining and beverage options close to existing residential developments.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3 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 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).
17. **DEVELOPMENT STANDARDS.** The Hearing Officer finds that while the Project is a request to authorize the sale of beer and wine for on-site consumption in a new restaurant, the existing tenant space of the restaurant was developed to meet all applicable development standards at the time of construction. There are no development standards applicable to the Project, as it would occur within an existing structure. No exterior modifications are proposed as a part of this request.
18. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.320.090.4.c.i. (Altadena CSD, All Commercial and Mixed-Use Zones, Development Standards, Parking). While the Project is a request for the sale of beer and wine for on-site consumption in a new restaurant, per the Altadena CSD, no additional parking is required for a change of use to a restaurant within an existing building. The building was originally built in 1923, prior to the requirement to provide parking spaces for commercial buildings. As no parking was originally required for the building, and no additional parking is required for the change in use there is no minimum parking requirement for this Project. Street parking is located directly in front of the building.
19. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs) and the PASD and CSD. While the Project is a request for the sale of beer and wine for on-site consumption in a new restaurant and no signage is currently being proposed, any future signage will be required to meet the applicable development standards of Chapter 22.114. All sign proposals will require the submittal of an application for review by LA County Planning.
20. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.320.090 (Altadena CSD). While the Project is a request to authorize the sale of beer and wine for on-site consumption in a new restaurant, and the existing tenant space was developed prior to adoption of the CSD, the Project meets the requirements of County Code Section 22.320.090.4.c.i. (Altadena CSD, All Commercial and Mixed Use Zones, Development Standards, Parking), in that the Project is located within an existing approved building with no proposed expansion of external development, and no additional parking is required for a change of use to a restaurant within an existing building. No parking is provided on-site.
21. **ALCOHOLIC BEVERAGE SALES.** The Commission finds that the Project is consistent with the findings identified in County Code Section 22.140.030 (Alcoholic Beverage Sales, Additional Findings), which are further discussed below, under “Supplemental Findings – Alcoholic Beverage Sales” section, provided that the sale of alcoholic beverages for on-site consumption are conducted in compliance with the

conditions of Project approval, including the condition that limits sales from 10:00 a.m. to 10:00 p.m. Monday through Sunday. There are no development standards in County Code Section 22.140.030 for the sale of alcoholic beverages for on-site consumption. However, County Code Section 22.140.030.G.1 (Alcoholic Beverage Sales, Conditions of Approval for Uses Subject to Conditional Use Permit) states that additional conditions may be imposed to ensure that the requested use will be in accord with the required findings, including conditions that limit the days of the week and times of day during which alcoholic beverages may be sold.

CONDITIONAL USE PERMIT FINDINGS

22. **The Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The proposed sale of beer and wine for on-site consumption at the existing restaurant is consistent with the adopted General Plan and Area Plan. Pursuant to County Code Section 22.20.030.C, alcoholic beverage sales for on-site consumption are allowed in the C-3 Zone with a CUP. The CG land use designation is intended for commercial businesses, such as restaurants, which serve residents locally and across the region. The proposed sale of alcohol is consistent with the CG land use designation.
23. **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 a request to authorize the sale of beer and wine for on-site consumption in a new restaurant. This an appropriate and permitted use within the C-3 Zone, provided a CUP is approved. Authorizing the sale of beer and wine for on-site consumption in association with a food service will strengthen the economic competitiveness of the business and provide expanded dining options for those who live and work in the area. The Project contributes to the variety of uses and services in the community and is compatible with surrounding land uses that complement the neighborhood character of the area.
24. **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.** While the Project is a request to authorize the sale of beer and wine for on-site consumption in a new restaurant, the existing tenant space of the restaurant was developed to meet all applicable development standards at the time of construction. There are no development standards applicable to the Project, as it would occur within an existing structure. No exterior modifications are proposed as a part of this request. The use is physically buffered from surrounding land uses by other buildings, streets, and parking lots. The Project will be subject to the conditions of project approval, such as the requirement for food service options in conjunction with alcoholic beverages, and the prohibition against the advertisement of alcoholic beverages on the exterior of

the building, to ensure that negative impacts to surrounding uses are eliminated or minimized.

25. **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 on East Mariposa Street, a 100-foot-wide major highway, with four lanes of travel. The restaurant will be located within an existing commercial building, and the accessory sale of alcohol is not expected to generate additional traffic in such a manner as to cause undue congestion. Other public and private services, such as water, electricity, and gas, are available on-site and will not be unduly affected by the Project because the business will occur in an existing building that has historically used these services.
26. 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 FOR ALCOHOLIC BEVERAGE SALES

27. **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.** Within 600 feet of the Project Site, there are 10 sensitive uses, including five churches, a community center, a park, two schools, and a learning center. Four of the five churches, the two schools, and the learning center were impacted by the Eaton Fire. The Sheriff was consulted during review of the CUP application and recommended approval of this Project in a letter dated December 10, 2025. The letter stated there were no calls for service at this location in the past five years. The conditions of Project approval, including the condition that limits the sale of a beer and wine to between 10:00 a.m. and 10:00 p.m. Monday through Sunday, will help ensure that the Project will not impact the surrounding area.
28. **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 requested sale of beer and wine for on-site consumption will occur within an existing commercial building. The Project Site is sufficiently buffered from surrounding residential uses by major roads and other commercial buildings and uses. The nearest residential uses to the Project Site are approximately 200 feet away and have other commercial buildings located in between, which should serve to minimize any impacts generated by the accessory sale of beer and wine at the restaurant.
29. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The Project is a request to authorize the sale of beer and wine for on-site consumption at an existing restaurant. The Project is located in an area developed with similar commercial and restaurant uses. The Project contributes to the variety of uses and services in the community and is situated with similar land uses in the immediate area. The Project

would contribute to the economic welfare of the community by providing more expansive services for the enjoyment of local restaurant patrons.

30. **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 Project is a request to authorize the sale of beer and wine for on-site consumption in a new restaurant. There are no proposed changes to the exterior appearance of the structure and therefore there will be no impact on the design of other commercial structures that exist or are being constructed in the neighborhood.
31. **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.** According to the report provided by ABC, the Project Site is not in an area of undue concentration. However, the Project Site is located in a high crime reporting district, so the Commission must make a finding of public convenience or necessity pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity). The Hearing Officer finds that the Project contributes to the public convenience or necessity because a condition of Project approval limits the sale of alcoholic beverages for on-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday, which precludes sales too early or too late in the day, pursuant to the following analysis. The Project Site is located in Crime Reporting District No. 773 and, in a report dated October 29, 2025, ABC determined it is a high crime reporting district. The letter is attached as Exhibit I. The Project Site is located in the Lake Avenue commercial area, which has a large concentration of retail establishments and is a destination for nearby residents and regional visitors. This concentration of retail establishments tends to lead to a higher number of reported crimes in Crime Reporting District No. 773 compared to the average crime reporting district. Furthermore, the County Sheriff (“Sheriff”) recommends approval of this use, as the reported crimes for the Project Site have been routine in nature and the Project Site has not been a problem location for the Sheriff. 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. As noted above, the concentration of retail establishments in the area tends to lead to a higher number of reported crimes, and the Sheriff recommends approval of this use. However, these factors need to be balanced with the adverse effects of the easy availability of beer and wine beverages either too early or too late in the day (see Exhibit I). Because of these documented adverse effects, Staff recommends that the Hearing Officer can make a finding of public convenience or necessity only if the sale of alcoholic beverages for on-site consumption is limited to 10 a.m. to 10 p.m. Monday through Sunday, which precludes sales either too early or too late in the day. Accordingly, one of the

recommended conditions of Project approval will limit the sale of beer and wine for on-site consumption from 10 a.m. to 10 p.m. Monday through Sunday.

ENVIRONMENTAL FINDINGS

32. 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). The Project involves the sale of alcoholic beverages for on-site consumption within an existing restaurant without any modifications to the building. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemption are applicable and the Project is exempt from CEQA.

ADMINISTRATIVE FINDINGS

33. **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 Foothills 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 Area Plan, and County 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 beer and wine would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California ABC 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.

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. RPPL2024003530**, subject to the attached conditions.

ACTION DATE: February 24, 2026

MRB: ML

February 24, 2026

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-002347
CONDITIONAL USE PERMIT NO. RPPL2024003530

PROJECT DESCRIPTION

The project is a Conditional Use Permit (“CUP”) to authorize the sale of beer and wine for on-site consumption within a restaurant subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition 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 2.170.010 (Fees for Providing County Records).

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 February 24, 2036.** 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 two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
11. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
12. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works to the satisfaction of said department.
13. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
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, 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 **April 24, 2026**.
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. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff ("Sheriff"), or LA County Planning Zoning Enforcement inspector ("Staff"), 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 SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION

19. **Scope of Approval.** This grant shall authorize the sale of beer and wine for on-site consumption at a restaurant.
20. **Authorized Hours for Alcohol Sales.** The sales of beer and wine for on-site consumption in conjunction with the existing restaurant shall be permitted daily from 10:00 AM to 10:00 PM, Monday through Sunday.
21. **Loitering Restrictions and Enforcement.** Loitering, including loitering by employees of the subject property, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Within 60 days of Date of Final Approval of this CUP, signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of 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.

22. **Employee Alcohol Training Requirements.** All employees who directly serve or are in the practice of selling alcoholic beverages, including managers, 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, indicating 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 Staff 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.
23. **Prohibition of Alcohol Sales to Intoxicated Persons.** 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.
24. **Restrictions on Alcohol Advertising.** The Permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences, poles, or similar structures, or within any portion of the interior of any structure that is visible from the outside.
25. **Age Requirement for Alcohol Sales.** Alcoholic beverages shall only be sold or served to patrons age 21 or older.
26. **Posting of Law Enforcement and Transportation Contacts.** 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.
27. **Exterior Lighting Standards and Compliance.** The Permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under the 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 discernible 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 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.
28. **Address Signage Requirements.** Within 60 days of the Date of Final Approval, the permittee shall install a numbering/lettering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location

clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.

29. **Prohibition of Exterior Security Bars and Roll-Up Doors.** Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
30. **Property Maintenance and Cleanliness Standards.** The premises, including exterior facades and other areas under control of the permittee, 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.
31. **Noise and Music Compliance Requirements.** Music or other audible noise at the premises shall comply with Title 12 (Environmental Protection) of the County Code to the satisfaction of the County Department of Public Health.
32. **Employee Age Requirements for Serving Alcohol.** 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.
33. **Continuous Food Service During Operating Hours.** Food service shall be continuously provided by the restaurant during operating hours for the sale of alcohol.
34. **Requirement to Employ Full-Time Cook.** 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.
35. **Restrictions on Outdoor Alcohol Consumption.** The sale of alcoholic beverages for consumption outside of the enclosed structure of the restaurant shall be prohibited. 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.
36. **ABC License.** The permittee shall maintain a valid license issued by ABC.
37. **Prohibition of Live Entertainment and Dancing.** No live entertainment (including karaoke), dancing, or dance floor shall be authorized in or outside the premises.
38. **Outdoor Dining.** The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant, including patios, sidewalks, and porches, as depicted on the site and floor plans labeled Exhibit "A."

PROJECT NARRATIVE & FINDINGS
871 E Mariposa Street, Altadena CA 91001
Updated October 27, 2025

➤ **SITE INFORMATION:**

- Street Address: 871 E Mariposa Street, Altadena CA 91001
- Lot Area: 13,000 sq ft / .3 acres
- APNs: 5845-017-010

➤ **ACTIONS REQUESTED:**

- **Alcohol Beverage Sales, Conditional Use Permit (ABC CUP)**, to allow for the dispensing and sale of beer and wine for on site consumption, pursuant to Los Angeles County Municipal Code, title 22.140.030, Alcohol Beverage Sales.

➤ **BACKGROUND INFORMATION:**

SUBJECT PROPERTY

The Property is associated with addresses 865, 869, and 875 East Mariposa Street Altadena, California 91001. The primary address for the project is 871 East Mariposa Street. The Property is assigned Assessor’s Parcel Number 5845-017-010 and has a total land area of 13,000 square feet (0.3 acres). The Property is currently developed with an approximately 8,584-square foot building containing five (5) commercial tenant spaces built in 1923. The tenant space being occupied for the proposed restaurant contains approximately 1,470 square feet and was most recently a floral shop. The tenant space for the Project is the fourth from the east at the corner of Mariposa Street and Lake Avenue.

ZONING AND LAND USE INFORMATION

The Property is located within the Altadena Community Plan. The parcel is zoned C-3, Unlimited Commercial and assigned General (Unlimited) Commercial land use by the Altadena Community Plan.

SURROUNDING LAND USES

The Property’s tenant spaces contain a mix of businesses including an art gallery, a full-service restaurant, and a boutique. The Properties immediately adjacent to the Property and properties across the street to the south and east are zoned C-3 and contain a mix of uses including a thai restaurant, boutique gym, clothing boutique, pharmacy/post office, and numerous other commercial uses such as retail, restaurants, and commercial services. There is a mix of residential uses including single-family and multi-family to the west across El Molino Drive, with properties zoned R-2 and R-1-1000, and further to the south across Mariposa Street.

871 E. Mariposa Street

ABC CUP

~~May 10, 2023~~

October 27, 2025

Page 2 of 4

PROJECT DESCRIPTION

The Project proposes an Alcoholic Beverage Sales, Conditional Use Permit (ABC, CUP) for a new restaurant space within an existing commercial building containing five tenant spaces. The Project is a Tenant Improvement (TI) with no change to the existing building structure and no expansion of building footprint, to allow a new restaurant in a tenant space formerly occupied by a floral shop. The Project site is zoned C-3, General (Unlimited) Commercial, which allows restaurant uses by-right.

The proposed restaurant will be a small, community establishment serving high-quality food featuring produce from local farmers, responsibly sourced meats and fish, and a thoughtfully designed menu. The proposed beer and wine service will focus on carefully selected wines from around the globe, and will offer diners in-house service as well as the opportunity to buy these selections to take home as a very small portion of restaurant sales (less than 5% for off-site sales).

The proposed hours for the restaurant are 8:00 AM to 11:00 PM, daily, with a potential breakfast, lunch, and dinner service starting from 5:00 PM onwards, with the sale and dispensing of beer and wine for on-site consumption from 11:00 AM to 11:00PM, daily. The Project will have a total of 33 seats, which will including 4 casual seating, 10 bar seating and the remainder at table seating throughout the restaurant. The menus will be focused on coffee and light breakfast in the morning followed by a café lunch, and light dinner snacks until close. The restaurant operator has a track record of success in the industry, including the highly successful restaurant “All Time” located in Los Feliz in the City of Los Angeles and of late, the very new restaurant, Betsy, located within the same building and operated by the Applicant of the subject request. As demonstrated, the operator/Applicant for this request has what it takes to run a successful, community focused business that is respectful of its residential neighbors. The restaurant is planned to have approximately 15 employees, with two to three employees per shift and three shifts per day.

The request for an ABC CUP to allow beer and wine service is critical to the success of this restaurant, and will help contribute to a vibrant commercial neighborhood with businesses that may be patronized on foot by local residents and by car or transit by visitors. Alcohol service is an expected amenity for most restaurants, and as such, this request will allow the proposed restaurant to remain competitive in the culinary market. In lieu of a full line of beverage service, this request is for beer and wine only, consistent with this community focused, high quality operator’s goal of a space to share memories over good food and drink.

There are eight (8) street parking spaces in front of the Property, and no new parking is proposed as part of the Project. No parking is required as part of the Project per the zoning code.

ABC CUP FINDINGS

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 area immediately surrounding the site is generally a mix of commercial uses that buffer residential use further from the site. Within a 600 foot radius, there is a small park to the north called Altadena Triangle Park, a church across from the park to the east, and a portion of the Altadena Community Center to the west of the park at the edge of the 600 foot radius. The establishment of a restaurant with beer and wine service will not adversely impact these uses. Instead, the addition of a restaurant at this site will provide a place for residents and visitors to the area to eat and socialize, contributing to the economic vitality of the neighborhood. Future activity at the restaurant is also buffered by sufficient commercial uses in all directions so as not to impact any of the sensitive uses listed above at the edge of the 600 foot radius, or any residences which are located further from the site and across the street.

Furthermore, beer and wine service is an expected amenity for many restaurants, and the proposed restaurant will provide service consistent with responsible establishments. The operator has already demonstrated their track record of success with this type of establishment at the highly popular All Time restaurant located in Los Feliz in the City of Los Angeles. Accordingly, beer and wine service will be provided as a supplement to high-quality food and a community focused atmosphere. This type of service will not adversely impact any sensitive uses in the area, and as shown above will add to the diversity of neighborhood establishments and act as a community gathering place for socializing in proximity to other community amenities and neighborhoods.

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.

As noted above the Property is sufficiently buffered from residential uses by other commercial uses along Mariposa Avenue and Lake Avenue, as well as the rights-of-way for both of these streets. There are no residential uses abutting or adjacent to the site, and the residences located in the further vicinity are sufficiently buffered by commercial uses and street rights-of-way. The area contains both a fire station and police station in between the proposed restaurant and the residential neighborhoods nearby. As such, the location is sufficiently buffered from residential areas and in fact will be a destination for community residents seeking a gathering place. Alcoholic beverage service is an expected amenity with meal service for many patrons. Approval of the ABC CUP will contribute to the success and vitality of the proposed Project, and reinvigoration of the site and vicinity.

Additionally, the proposed location is in an established commercial area at the intersection of two commercial streets as reflected by the current land use and the County's zoning. Both Mariposa Street and Lake Avenue are zoned C-3, Unlimited Commercial in this area, and contain a mix of

871 E. Mariposa Street

ABC CUP

~~May 10, 2023~~

October 27, 2025

Page 4 of 4

commercial uses including commercial services, retail, galleries, and other restaurant uses. The location is thus appropriate for this area, and will not adversely impact any residential neighborhoods nearby.

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

The proposed restaurant will not adversely affect the economic welfare of the nearby community, but will add a community based, street activating use at an appropriate location. The corner of Mariposa Street and Lake Avenue are well suited for a community focused restaurant that can activate the frontage along Mariposa Street adjacent to the streetcorner and bring new life to this area of low-scale commercial development. The sale of beer and wine is standard for a restaurant of this nature and is consistent with the development of high quality establishments that can cater to the mixed residential neighborhoods in this area of Altadena. The planned service will consist of beer and wine from around the world meant to be consumed as part of responsible community gathering.

Approval of beer and wine sales for on-site consumption will also ensure the proposed restaurant is economically viable, and is a desirable dining space for patrons. The establishment will benefit the County through the generation of additional sales tax revenue, and business license and other fees, and by providing additional short-term and long-term employment opportunities. Thus, the proposed use will add to the welfare of the community and the continued success of commercial businesses in this area.

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 proposed project is a Tenant Improvement to an existing commercial building with five tenant spaces. There are no exterior alterations proposed to the existing building. As such, the proposed restaurant use is consistent with the surrounding neighborhood and will not cause blight or deterioration, and will not affect the property values within the neighborhood, because it will not change the existing streetscape.

###

PROPOSED ENVIRONMENTAL DETERMINATION

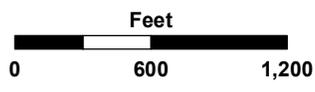
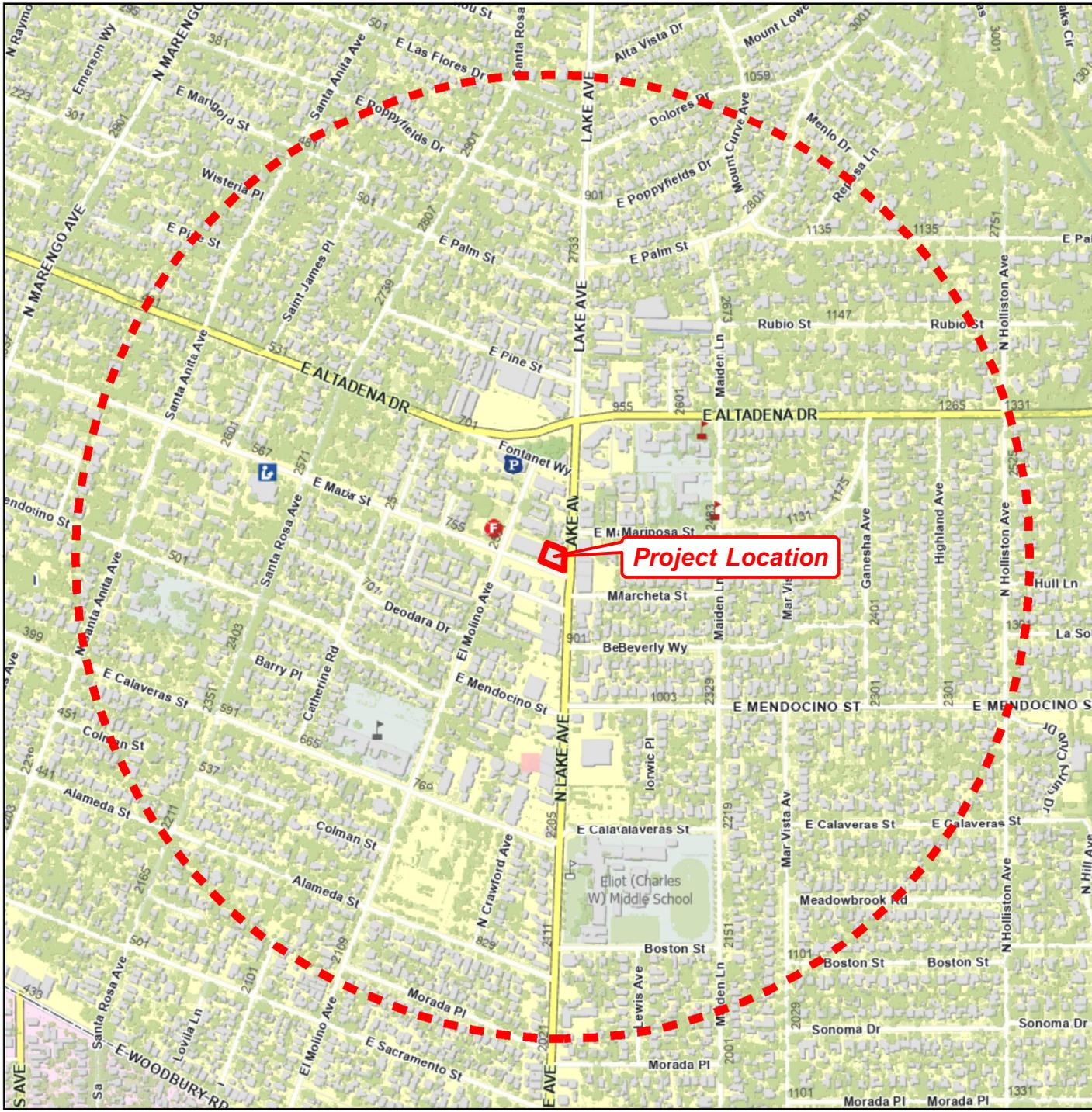
DETERMINATION DATE: January 24, 2026
PROJECT NUMBER: PRJ2024-002347
PERMIT NUMBER: Conditional Use Permit No. RPPL2024003530
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 871 East Mariposa Street, Altadena
OWNER: Galloway Family Trust
APPLICANT: Sara Houghton
CASE PLANNER: Michelle Lynch, Principal Planner
mlynch@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies for an exemption pursuant to Class 1 (Existing Facilities) under State CEQA Guidelines section 15301 and the County environmental guidelines because the project involves the sale of alcoholic beverages for on-site consumption at an existing restaurant without any modifications to the building, which will have no significant effect on the environment. No development is proposed in a Significant Ecological Area or other designated environmental resource area. The project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable, and the project can be considered categorically exempt.

SHAPING
TOMORROW

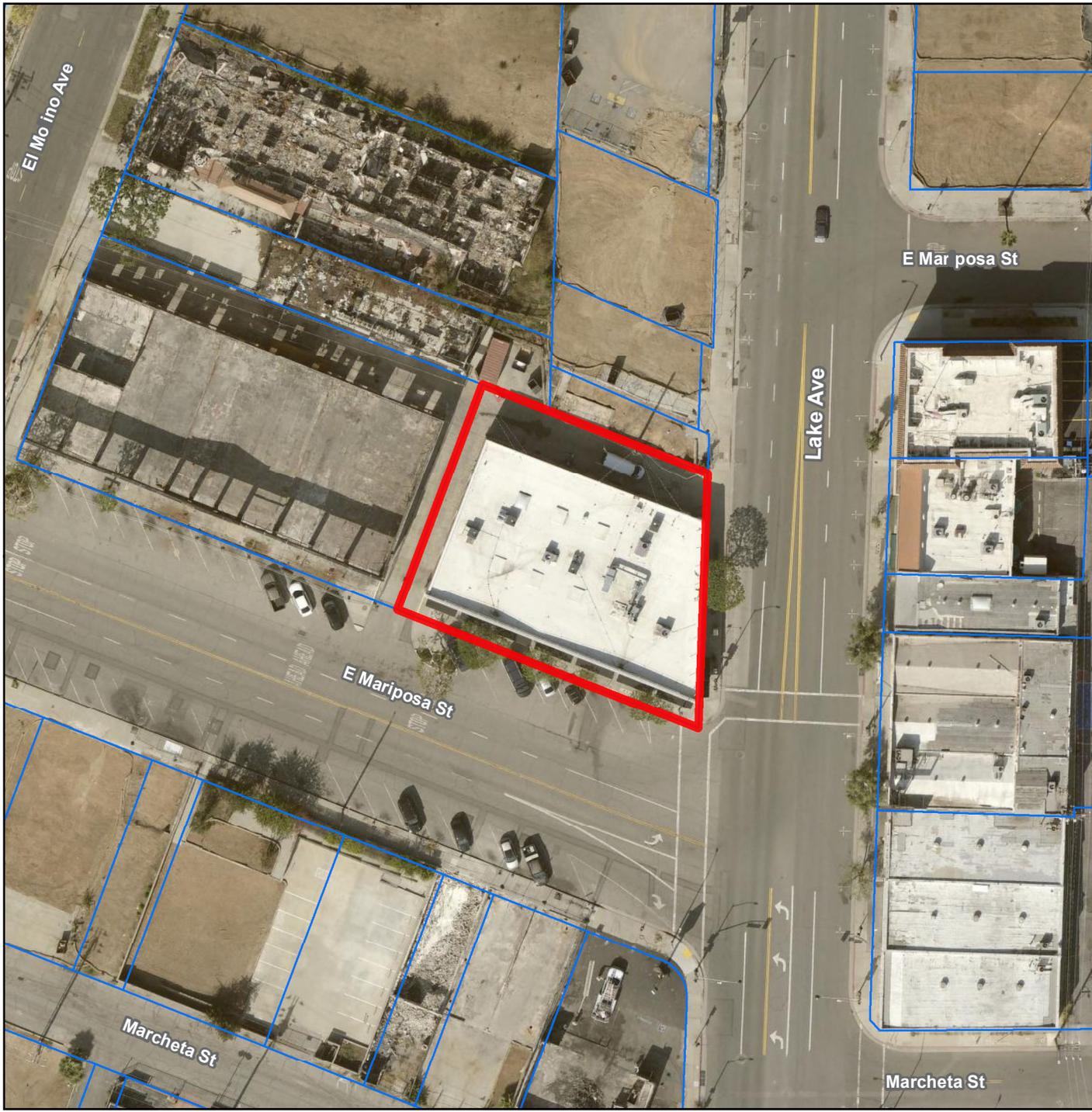
EXHIBIT G HALF-MILE RADIUS

LOCATOR MAP
PROJECT NO. PRJ2024-002347
ALCOHOL CUP RPPL2024003530



**LA COUNTY
PLANNING**

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

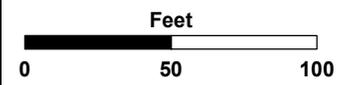


AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-002347
ALCOHOL CUP RPPL2024003530

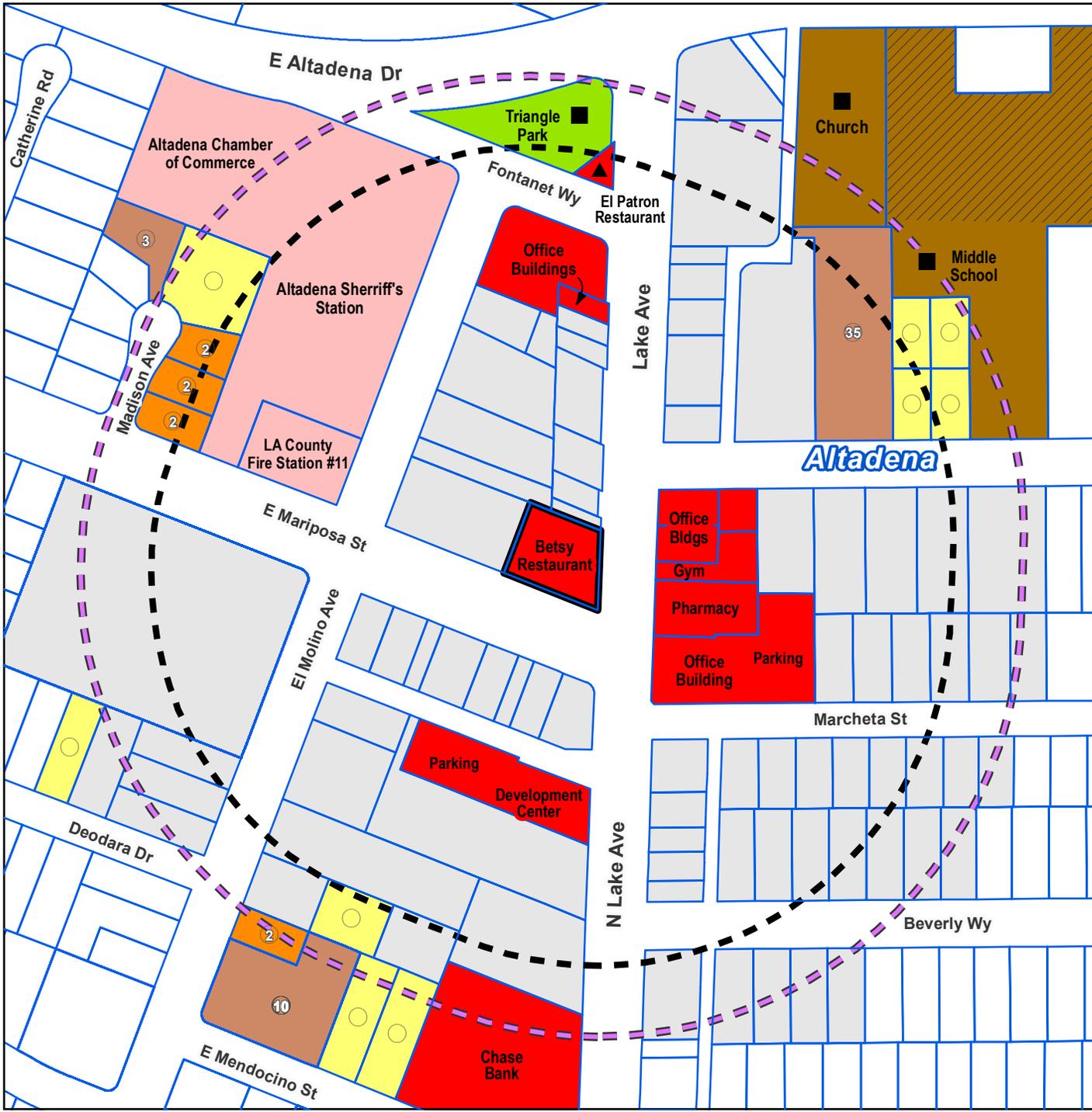
Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
October 2025



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

EXISTING LAND USE

600-FOOT RADIUS MAP
PROJECT NO. PRJ2024-002347
ALCOHOL CUP RPPL2024003530



▲ Onsite Alcohol Consumption

■ Sensitive Use

⊖ 600-ft ABC Radius

⊖ 500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

■ Commercial

■ Government

■ Institutional

■ Recreational

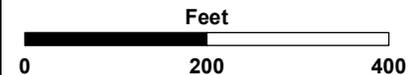
■ Residential - Single Unit*

■ Residential - Two Units*

■ Residential - Multi-Unit*

■ Vacant

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



LA COUNTY
PLANNING

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

EXHIBIT H





OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



December 10, 2025

Planner, Foothills Development Services
Zoning Permits East
County of Los Angeles
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, California 90012

To Whom It May Concern:

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: PRJ2024-002347
Permit No.: RPPL2024003530
Establishment: Bar Betsey
Location: 871 East Mariposa Street, Altadena, California 91001
Description: A request for a CUP to authorize the sale of alcoholic beverages onsite at a new restaurant.

Altadena Sheriff's Station personnel have responded to no calls for service to 871 East Mariposa Street, Altadena, California 91001 in the past five years. Please see the attached CFS report for your review.

The establishment and the surrounding area are well-lit. This establishment has not been a problem.

Based on the types of calls for service for the past five years described above, the Los Angeles County Sheriff's Department does not object to the issuance of the permit request.

If you should have any questions or problems arise, please contact Sergeant Marcos Rosales at Altadena Station at (626) 296-2118.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

Conditional Use Permit
"Bar Betsey"

-2-

December 10, 2025

Sincerely,

ROBERT G. LUNA, SHERIFF

A handwritten signature in black ink, appearing to read "Ethan T. Marquez", with a long horizontal flourish extending to the right.

Ethan T. Marquez, Captain
Altadena Sheriff Station

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>	<u>Unit</u>	<u>Entry</u>
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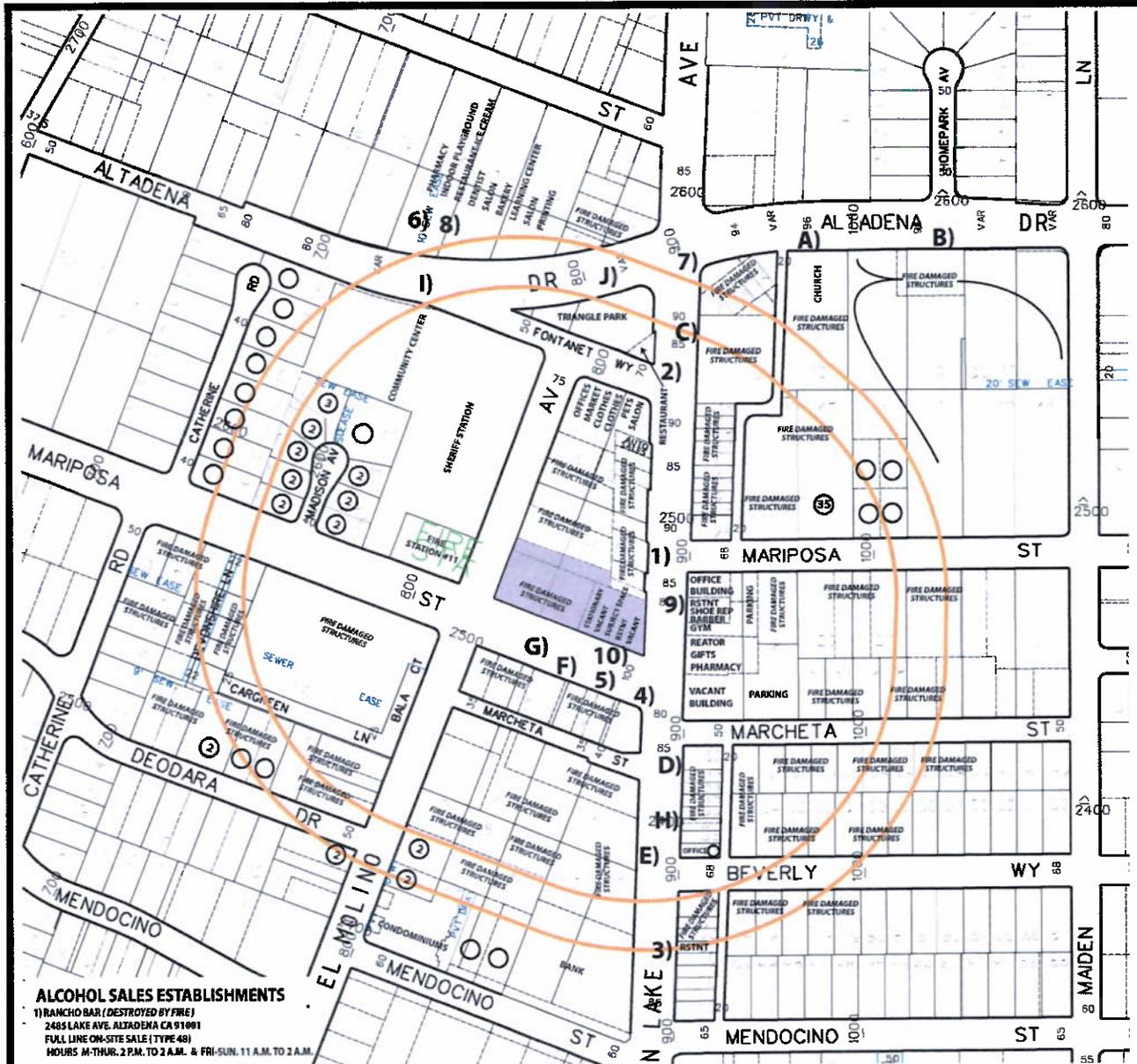
NO CALLS FOR SERVICE AT THE SPECIFIED LOCATION:
871 E MARIPOSA ST.
ALTADENA, CA 91001

Transmittal: B&P Application Worksheet Request

TO	ABC Office	Service Area	Fax	E-Mail
<input type="checkbox"/>	Long Beach/ Lakewood	Southeastern	562-982-1337	<u>LongBeach/Lakewood@abc.ca.gov</u>
<input type="checkbox"/>	LA Metro	Central	213-833-6043	<u>LAMetro@abc.ca.gov</u>
<input checked="" type="checkbox"/>	Monrovia	Northeastern	626-256-3241	<u>Monrovia@abc.ca.gov</u>
<input type="checkbox"/>	Van Nuys	North and Northwestern	818-901-5017	<u>VanNuys@abc.ca.gov</u>

The Department of Regional Planning is processing a Conditional Use Permit (CUP) to authorize the sale of alcoholic beverages. Please provide (by fax or e-mail) a "B&P Worksheet" referencing if the subject property is located within a "high-crime reporting district," and indicate if there is an undue concentration of alcoholic beverage licenses within the subject census tract. If you need further information, please contact the case planner. Thank you for your assistance.

	ABC License Type	Description
<input type="checkbox"/>	Type 20	Beer and wine, off-site consumption (retail)
<input type="checkbox"/>	Type 21	Full-line (beer, wine, distilled spirits), off-site consumption (retail)
<input checked="" type="checkbox"/>	Type 41	Beer and wine, on-site consumption (restaurant)
<input type="checkbox"/>	Type 42	Beer and wine, on-site consumption (bar, tavern)
<input type="checkbox"/>	Type 47	Full-line (beer, wine, distilled spirits), on-site consumption (restaurant)
<input type="checkbox"/>	Type 48	Full-line (beer, wine, distilled spirits), on-site consumption (bar, night club)
<input type="checkbox"/>	Other:	
DATE OF REQUEST: 11/4/2024		<input checked="" type="checkbox"/> 1st Request <input type="checkbox"/> 2nd Request <input type="checkbox"/> 3rd Request
PROJECT NO.: PRJ2024-002347-(5)		CUP NO. RPPL2024003530
ESTABLISHMENT: Bernee (new restaurant)		
LOCATION: 871 E Mariposa Street, Altadena		
LICENSE OWNER'S NAME(S): BERNEE		ABC LICENSE NO.: 663762
CRIME REPORTING DISTRICT NO.: 0773		CENSUS TRACT NO.: 4602.00
CASE PLANNER: Sean Donnelly, AICP		PLANNER'S PHONE: 213-893-7024
E-MAIL: sdonnelly@planning.lacounty.gov		FAX: 213-626-0434



ALCOHOL SALES ESTABLISHMENTS

- 1) RANCHO BAR (DESTROYED BY FIRE)
2485 LAKE AVE. ALTADENA CA 91001
FULL LINE ON-SITE SALE (TYPE 48)
HOURS M-THUR. 2 P.M. TO 2 A.M. & FRI-SUN. 11 A.M. TO 2 A.M.
- 2) EL PATRON MEXICAN RESTAURANT
2555 LAKE AVE. ALTADENA CA 91001
BEER & WINE ON-SITE (TYPE 41)
HOURS M-SUN. 9 A.M. TO 9 P.M.
- 3) FOX'S RESTAURANT (DESTROYED BY FIRE)
2352 LAKE AVE. ALTADENA CA 91001
NO LONGER HAS AN ACTIVE LICENSE
- 4) EL STOP FOOD STORE (DESTROYED BY FIRE)
2427 LAKE AVE. ALTADENA CA 91001
BEER & WINE OFF-SITE (TYPE 20)
HOURS MON.-SUN. 6:30 A.M. TO 10 P.M.
- 5) LINDSEY'S LIQUOR (DESTROYED BY FIRE)
878 E. MARIPOSA ST. ALTADENA CA 91001
FULL LINE OFF-SITE (TYPE 21)
HOURS MON.-SAT. 9:30 A.M. TO 10 P.M. & SUN 11 A.M. TO 9 P.M.
- 6) RITE AID PHARMACY (TEMPORARILY CLOSED)
735 E. ALTADENA DR. ALTADENA CA 91001
FULL LINE OFF-SITE (TYPE 21)
HOURS MON.-SUN. 8 A.M. TO 10 P.M.
- 7) SIDE PIE (ALTA DEODARA) (DESTROYED BY FIRE)
900 E. ALTADENA DR. ALTADENA CA 91001
BEER & WINE ON-SITE (TYPE 41)
HOURS WED.-SUN. 12 P.M. TO 9 P.M.
- 8) BULGARINI GELATO VINO CUCINA RESTAURANT (TEMPORARILY CLOSED)
749 E. ALTADENA DR. ALTADENA CA 91001
BEER & WINE ON-SITE (TYPE 41)
HOURS TUES.-THUR 3 P.M. TO 10 P.M.
SAT. 12 P.M. TO 11 P.M. / SUN. 12 P.M. TO 10 P.M.
- 9) NINJA THAI RESTAURANT
2470 LAKE AVE. ALTADENA CA 91001
BEER & WINE ON-SITE (TYPE 41)
HOURS T-SUN. 11 A.M. TO 9 P.M.
- 10) BERNIEE RESTAURANT
875 E. MARIPOSA ST ALTADENA CA 91001
BEER & WINE ON-SITE (TYPE 41)
HOURS M-SUN. 5 P.M. TO 10 P.M.

SENSITIVE LAND USE LIST

- A) FIRST CHURCH OF CHRIST SCIENTIST
942 E. ALTADENA DR. ALTADENA CA 91001
- B) SAINT MARK'S EPISCOPAL CHURCH (DESTROYED BY FIRE)
1014 ALTADENA DR. ALTADENA CA 91001
- C) LIFELINE FELLOWSHIP CHRISTIAN CHURCH (DESTROYED BY FIRE)
2556 LAKE AVE. ALTADENA CA 91001
- D) THEO SOPHICAL SOCIETY (DESTROYED BY FIRE)
2416 LAKE AVE. ALTADENA CA 91001
- E) ABUNDANT HARVEST CHRISTIAN CHURCH (DESTROYED BY FIRE)
2387 LAKE AVE. ALTADENA CA 91001
- F) SUKYO MAHIKARA CENTER (DESTROYED BY FIRE)
860 E. MARIPOSA ST. ALTADENA CA 91001
- G) RAYUELA SCHOOL (DESTROYED BY FIRE)
850 E. MARIPOSA ST. ALTADENA CA 91001
- H) ZOELLER : ASSOCIATES (DESTROYED BY FIRE)
2400 N. LAKE AVE. ALTADENA CA 91001
- I) ALTADENA COMMUNITY CENTER
730 E. ALTADENA DR. ALTADENA CA 91001
- J) ALTADENA TRIANGLE PARK
800 E. ALTADENA DR. ALTADENA CA 91001

**500 & 600 FT LAND USE MAP
871 E. MARIPOSA ST.**

- LAND USE LEGEND**
- SINGLE FAMILY DWELLING
 - DUPLEX
 - TRIPLEX
 - QUADRIplex
 - APARTMENT UNITS
 - ALL OTHER USES AS SHOWN

CASE NO:
DATE: 08-29-2024
UP-DATED: 09-02-2025
SCALE: 1" = 100'



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
BERNEE

2. PREMISES ADDRESS (Street number and name, city, zip code)
871 E MARIPOSA ST, ALTADENA CA 91001-2420

3. LICENSE TYPE
41(OUT)

4. TYPE OF BUSINESS

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

8. CENSUS TRACT NUMBER
4602

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT
6 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
773

14. TOTAL NUMBER OF REPORTING DISTRICTS
547

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS
36,734

16. AVERAGE NO. OF OFFENSES PER DISTRICT
67.2

17. 120% OF AVERAGE NUMBER OF OFFENSES
80.6

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT
115

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, an on-sale general (public premises) license, or an on-sale general music venue 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)

LG 10/29/25

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

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

Lined area for handwritten response to question 21.

22 APPLICANT SIGNATURE

23 DATE SIGNED

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

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

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

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

Yes

No

See Attached (i.e., letter, resolution, etc.)

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

Lined area for handwritten response to question 25.

26 CITY/COUNTY OFFICIAL NAME

27 CITY/COUNTY OFFICIAL TITLE

28 CITY/COUNTY OFFICIAL PHONE NUMBER

29 CITY/COUNTY OFFICIAL SIGNATURE

30 DATE SIGNED

10/29/2025 09:33 AM

Over-Concentration (Summary)

County Name	Census Tract	On-Sale Allowed	On-Sale Existing	Off-Sale Allowed	Off-Sale Existing
LOS ANGELES	4602	6	3	3	1

 An official website of the United States government



Find Address Geographies

House number and Street name:

871 E MARIPOSA ST

City:

ALTADENA

State:

CA

ZIP Code:

91001

Benchmark:

Public_AR_Current ▾

Vintage:

Current_Current ▾

Get Results

Input:

Address: 871 E MARIPOSA ST

City: ALTADENA

State: CA

ZIP Code: 91001

Benchmark: Public_AR_Current (4)

Vintage: Current_Current (4)

Matched Address: 871 E MARIPOSA ST, ALTADENA, CA, 91001

Interpolated Longitude (X) Coordinates: -118.131778277286

Interpolated Latitude (Y) Coordinates: 34.187994669525

Tigerline ID: 141628248

Tigerline ID Side: L

Address Range Components:

Tiger Address Range: 801 - 899

Street PreQualifier:

Street PreDirection: E

Street PreType:

Street Name: MARIPOSA

STATE CODE: 06
CENTLON: -118.1318835
GEOID: 060374602004007
CENTLAT: +34.1887129
COUNTY CODE: 037
TRACT CODE: 460200
AREAWATER: 0
AREALAND: 17110
BLOCK CODE: 4007
UR: U
NAME: Block 4007

Census Tracts:

STATE CODE: 06
CENTLON: -118.1366666
GEOID: 06037460200
CENTLAT: +34.2003553
COUNTY CODE: 037
TRACT CODE: 460200
AREAWATER: 1899
AREALAND: 3186616
NAME: Census Tract 4602

119th Congressional Districts:

STATE CODE: 06
CENTLON: -117.8530504
GEOID: 0628
CENTLAT: +34.2724472
AREAWATER: 4744578
AREALAND: 2040416612
NAME: Congressional District 28

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ALTADENA CA
91001

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871 E MARIPOSA ST
ALTADENA CA **91001-2420**

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ALTADENA TOWN COUNCIL

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Ms. Amy Bodek
Planning Director
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

October 21, 2025

CUP number SPR RPPL2024-003530 Bar Betsy – Sale of beer and wine
871 E Mariposa St., Altadena CA 91001

Dear Ms. Bodek,

The Altadena Town Council (ATC) resolved, at its October 21, 2025 meeting, to recommend the **APPROVAL** of the above-mentioned project with conditions. The recommended conditions are attached to this letter.

Community Outreach

The ATC provided several opportunities for public comments including Land Use Committee (LUC) meetings and the ATC meeting. In addition, direct community outreach was completed by canvassing approximately 20 residences and businesses to obtain feedback and providing notice of public hearing for those not home at the time. There were no residents in opposition to the project. There were no residents expressing opposition to the project at any of the public hearings held.

Conclusion

The ATC voted unanimously to recommend approval of the application to sell beer and wine at Bar Betsy with the attached conditions.

Thank you for your attention to this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Victoria Knapp", is written over a light blue rectangular background.

Victoria Knapp
Chair
Altadena Town Council

cc: Ms. Sussy Nemer, Senior Deputy to Supervisor Barger

1. The sale of beer and wine will be from 10:00 AM to 10:00 PM from Sunday to Thursday and 10:00 AM to 11:00 PM on Friday and Saturday. No alcohol shall be served at the site beyond 10:00 PM from Sunday to Thursday and 11:00 PM on Friday and Saturday. Any unfinished serving already being consumed at the time shall be consumed within 60 minutes of the latest permitted time to serve alcohol at the site.
2. Security cameras shall be installed inside and outside the restaurant, facing the outdoor dining and surrounding area. Video footage shall be retained for at least one month and shall be made available to law enforcement upon request.
3. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
4. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.
5. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction.
6. The permittee shall develop and implement a Designated Driver program (i.e., free soft drink or coffee for a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the CUP. All employees shall be trained on the program. Notice of such a program shall be placed where easily visible by patrons inside the premises.
7. All servers of alcoholic beverages must be at least 18 years of age.
8. There shall be no music or other noise audible beyond the restaurant premises. The restaurant will comply with all LA County noise ordinance provisions.
9. Not less than forty percent of the income from the business enterprise shall be derived from the sale of food and non-alcoholic beverages. The business owner shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages. Said records shall be available to the Los Angeles County Department of Regional Planning, the Department of Alcoholic Beverages Control, or the Los Angeles County Sheriff's Department on demand.
10. Food service shall be continuously provided during operating hours.
11. No service of alcoholic drinks will be provided in disposable cups of any type.
12. The outdoor seating area shall be clearly defined and follow all ABC rules for outdoor areas.
13. Sidewalk access will remain clear with a minimum walkway width of 5 feet or fire code allowance and all outdoor seating shall adhere to LA County Code for outdoor dining.
14. A trash can shall be provided in the outdoor area and emptied regularly.
15. The permittee and all managers and designated employees of the establishment who directly serve or are in the practice of selling alcoholic beverages shall participate in the LEAD (Licensee Education on Alcoholic and Drugs) 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 the program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.

16. The permittee shall provide adequate lighting to the satisfaction of the Director above all entrances and exits to the premises.
17. The permittee shall provide adequate lighting to the satisfaction of the director in all parking areas and walkways under the control of the permittee.
18. All parking lot and other exterior lighting shall be a color temperature of 3000K or lower and be hooded, and be dark sky compliant, and be directed away from neighboring residences to prevent direct illumination and glare.