

## REPORT TO THE HEARING OFFICER

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DATE ISSUED:	June 13, 2024	
HEARING DATE:	June 25, 2024	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2023-002042-(5)	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2023002959	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	875 East Mariposa Street, Altadena	
OWNER:	Galloway Family Trust	
APPLICANT:	Galloway Family Trust	
CASE PLANNER:	Sean Donnelly, Senior Planner sdonnelly@planning.lacounty.gov	

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### RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2023-002042-(5), Conditional Use Permit Number RPPL2023002959, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

### **CEQA:**

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

### **ENTITLEMENT(S):**

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023002959 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- CUP to authorize the sale of a full line of alcohol 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**

This Project will allow the sale of a full line of alcohol for on-site consumption in a new restaurant with a Type 47 Alcoholic Beverage Control (“ABC”) License. The Project is located within an existing commercial center, and the tenant space the restaurant will operate was previously a photography studio. Tenant improvements for the new restaurant were reviewed separately under Site Plan Review Number RPPL2023006300 (“related Site Plan Review”), which was approved on December 22, 2023. The restaurant has not opened as of the publication of this report. The commercial center the restaurant will be located within was originally approved by Plot Plan 38663 on June 7, 1989.

The Census Tract (4602.00) is unduly concentrated per ABC standards because ABC allows for five licenses for the sale of alcoholic beverages for on-site consumption in the Census Tract, and there are two existing licenses for the sale of alcoholic beverages for on-site consumption in the Census Tract, including the 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.

Within 500 feet of the Project Site, there are three other establishments selling alcoholic beverages for on-site consumption, and three establishments selling alcoholic beverages for off-site consumption. Nine sensitive uses, including five churches, a community center, a park, and two schools are located within 600 feet of the Project Site.

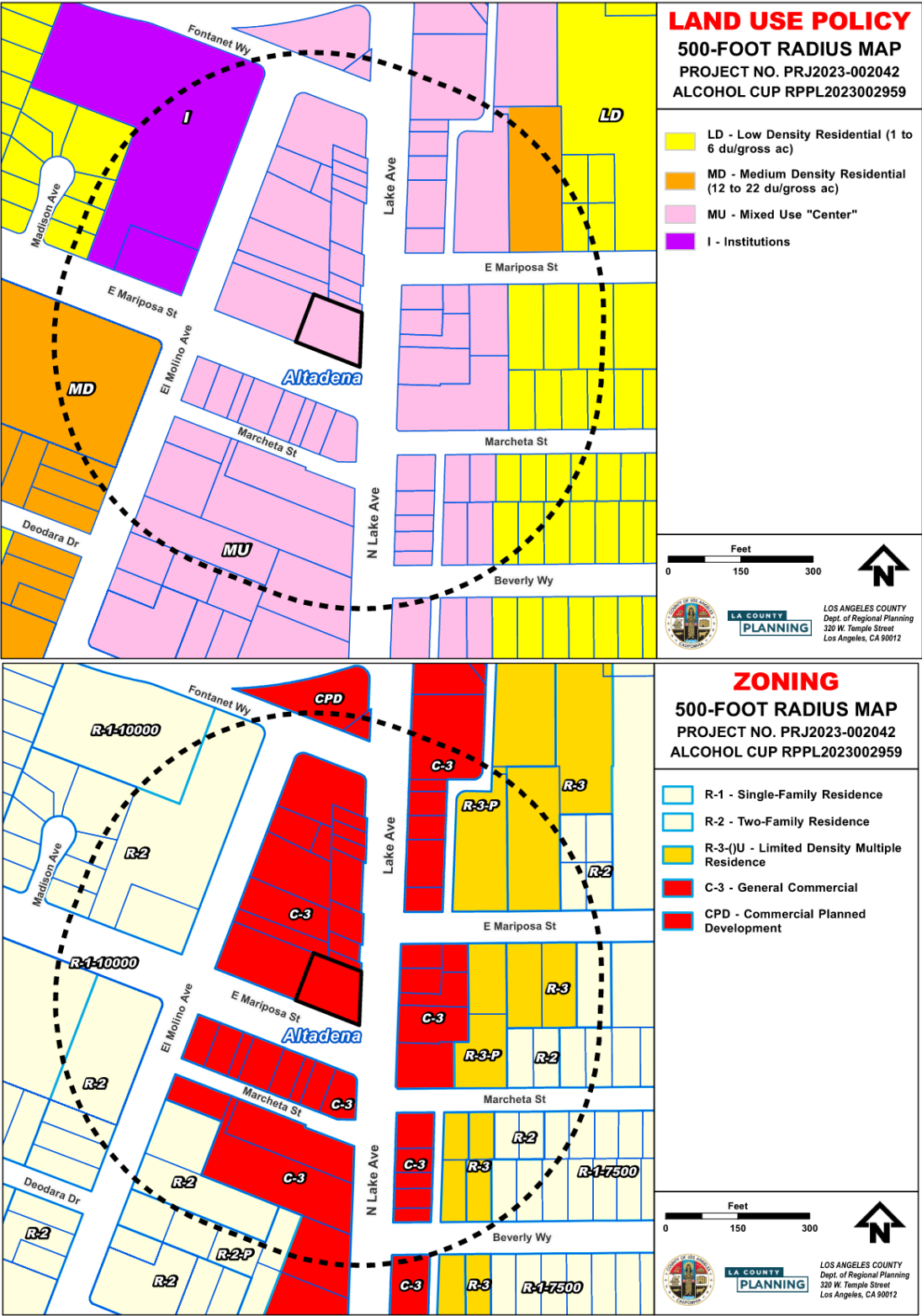
The Los Angeles County Sheriff’s Department, Altadena Station (“Sheriff”) has recommended approval of this Project. Calls for service to the property were mainly related to homelessness on the public right-of-way outside the property. The hours requested for the sale of alcoholic beverages are 11:00 a.m. to 11:00 p.m. seven days a week.

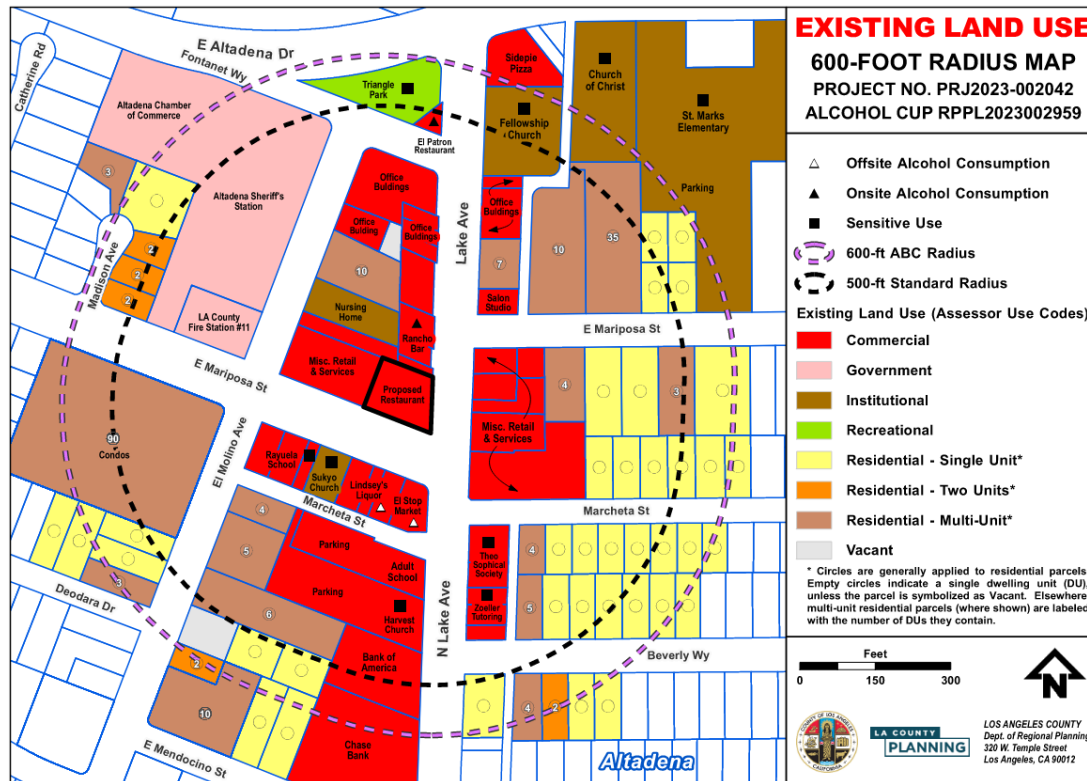
## **SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	ALTADENA COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	MU (Mixed Use “Center”)	C-3	Commercial complex, subject restaurant

NORTH	MU, I (Institutions)	C-3, CPD (Commercial Planned Development)	Offices, bar, restaurants nursing home, multi- family residences ("MFRs"), Altadena Sheriff's Station, Triangle Park, churches
EAST	MU, LD (Low Density Residential – 1 to 6 dwelling units per gross acre)	C-3, R-3-P (Limited Density Multiple Residence- Parking), R-3, R-2 (Two-Family Residence)	Retail, MFRs, single family residences ("SFRs"), school
SOUTH	MU	C-3, R-2, R-2-P	Market, bar, church, school, parking, MFRs, SFRs, banks
WEST	MU, I, LD, MD (Medium Density Residential – 12 to 22 dwelling units per gross acre)	C-3, R-2, R-1- 10,000 (Single Family Residence- 10,000 Square Feet Minimum Required Lot Area)	Retail, SFRs, MFRs, LA County Fire Station #11, Altadena Sheriff's Station





## 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
RPPL2023006300	Tenant Improvements to change the subject unit from a photography studio to a restaurant.	Approved December 22, 2023
PP-38663	Plot Plan approval of multi-unit commercial building.	Approved June 22, 1989

### C. Violations

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

## **ANALYSIS**

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

The Project will allow the sale of a full line of alcoholic beverages for on-site consumption at a new restaurant. The restaurant provides multiple food options with a full range of beverage options. The commercial center which the Project is located within, has existed at the Project Site since 1989. The request to allow the sale of full-line of alcohol is consistent with the uses allowed in the General Commercial land use designation, which include local-serving commercial uses such as retail, restaurants, and personal and professional services, and mixed commercial uses. The sale of alcohol for on-site consumption is ancillary to the operation of the bona-fide restaurant and will remain consistent with the land use designation if conducted in compliance with the conditions of Project approval.

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

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 other similar land uses on a commercial street. The Project will allow the sale of alcoholic beverages for on-site consumption at an existing restaurant. The Project is consistent with the other businesses in the immediate area and would contribute to the economic welfare by providing more expansive services for the enjoyment of restaurant patrons.

The Census Tract (4602.00) is unduly concentrated per ABC standards because ABC allows for four licenses for the sale of alcoholic beverages for on-site consumption in the Census Tract, and there are five existing licenses for the sale of alcoholic beverages for on-site consumption, including the pending license for the Project. The Hearing Officer must make a Finding of Public Convenience or Necessity because the Census Tract is unduly concentrated.

Within 500 feet of the Project Site, there are three other establishments selling alcoholic beverages for on-site consumption, and three establishments selling alcoholic beverages for off-site consumption. Nine sensitive uses, including five churches, a community center, a park, and two schools are located within 600 feet of the Project Site.

The Sheriff has recommended approval of this Project. The hours requested for the sale of alcoholic beverages are 11:00 a.m. to 11:00 p.m. seven days a week.

### **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 new improvements or expansions at the Project Site.

The Project Site is located within the Altadena CSD. Tenant Improvements were reviewed and approved by related Site Plan Review RPPL2023006300.

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

The Project is consistent with applicable goals and policies of the General Plan and Altadena Community Plan. 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 applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project consists of the sale of alcoholic beverages for on-site consumption associated with a restaurant within an existing building with no development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to a Categorical Exemption. The Project consists of the sale of alcoholic beverages for on-site consumption associated with a restaurant within an existing building with no development or expansion. Tenant Improvements as approved by Site Plan Review RPPL2023006300 related to the Project are minor and do not expand the square footage of the existing building. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to the identified Categorical Exemption.

- a) Cumulative Impacts: The Project involves no physical expansion beyond what is currently existing.
- b) "Unusual Circumstances" or Significant Effects: The Project is for the sale of alcoholic beverages for on-site consumption with no expansion of the underlying restaurant use. The footprint of development and paved surfaces are across the entirety of the subject property. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none is proposed.
- c) Scenic Highways: According to California's Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.

- d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control's ("DTSC's") EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List-Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the California Department of Health Services. Finally, the project site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease and Desist Orders and Cleanup and Abatement Orders).
- e) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1. Furthermore, while the age of the subject building from which alcohol will be sold is more than 40 years old, the sale and serving of alcohol will not affect the building in any way.

Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

#### **COMMENTS RECEIVED**

##### **A. County Department Comments and Recommendations**

The Sheriff, in a letter dated June 6, 2024, recommended that the Project proceed to public hearing. Calls for service to the property were mainly related to homelessness on the public right-of-way outside the property.

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

ABC, in a letter dated September 13, 2023, 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.

**C. Public Comments**

The Altadena Town Council recommended approval of the Project at their January 16, 2024 meeting. One resident voiced opposition to the project at the meeting.

Report

Reviewed By:



Michele R. Bush, Supervising Regional Planner

Report

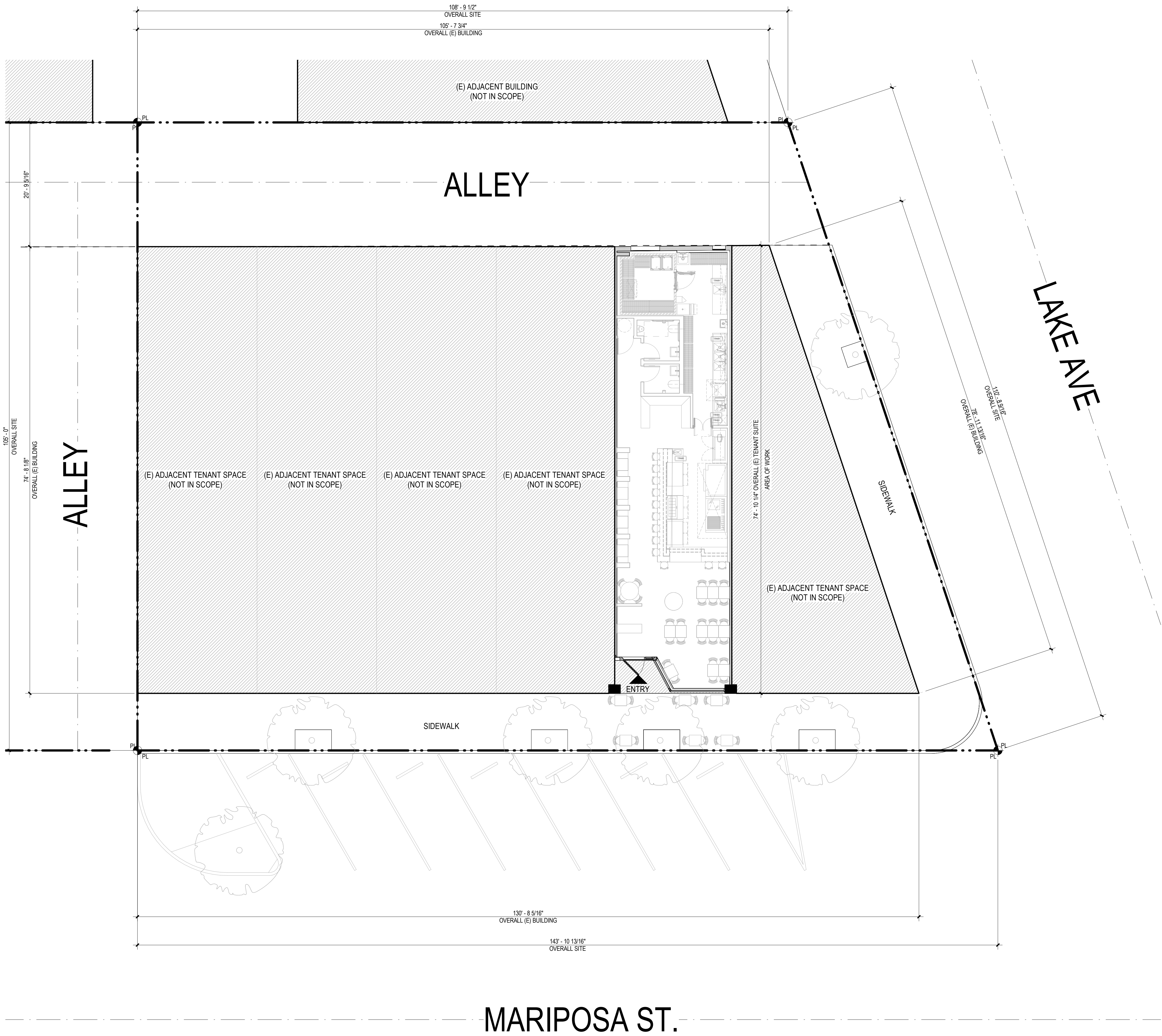
Approved By:



Susan M. Tae, AICP, Assistant Deputy Director

**LIST OF ATTACHED EXHIBITS**

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



## PROPERTY SUMMARY

ADDRESS: 875 E. MARIPOSA ST. ALTADENA, CA 91001

ASSESSOR PARCEL NUMBER: 5845-017-010  
LOT AREA: 3 ACRES ( 13,068 SF)  
LOT SIZE: 143' X 105' IRREGULAR  
TOTAL BUILDING AREA: 8,584 SF  
TENANT SUITE AREA: 1,378.1 SF (AREA OF WORK, NO NEW SF)  
ZONING: C-3  
OCCUPANCY: A-2  
USE: GENERAL COMMERCIAL / STORES  
STORIES: 1  
HEIGHT: +/- 25'-0"

## DESCRIPTION OF WORK

INTERIOR RESTAURANT TENANT IMPROVEMENT IN EXISTING 1 STORY COMMERCIAL BUILDING. NO NEW SF, NO EXTERIOR WORK

- DEMOLITION INTERIOR WALLS AND RESTROOM
- NEW RESTROOMS, WALK IN COOLER, RESTAURANT KITCHEN EQUIPMENT
- NEW LIGHT FIXTURES AND FINISHES

## SITE PLAN NOTES

- GENERAL CONTRACTOR TO PROVIDE TEMPORARY FENCING AS NEEDED TO KEEP SITE SECURED UNTIL ENTIRE PROJECT IS COMPLETED.
- WALKWAYS AND SIDEWALKS ALONG THE ACCESSIBLE PATH OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE. THEY SHALL HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH CBC 11B-406. THEY SHALL BE A MINIMUM OF 48" IN WIDTH. WHERE CHANGES IN ELEVATION EXCEED 5% WALKWAYS AND SIDEWALKS SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11B-405, CBC 11B-206.2.2, 11B-303.1, 11B-403.5, 11B-405 AND 11B-406.
- CONTRACTOR SHALL LOCATE & PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL POTHOLE & FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING SITE WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS PRIOR COMMENCING WORK.
- GRADING AROUND THE BUILDING SHALL SLOPE 5% MINIMUM AWAY FROM THE BUILDING IN LANDSCAPE AREAS FOR A MINIMUM OF 10'-0" UNLESS OTHERWISE NOTED. IMPERMEABLE SURFACES SUCH AS CONCRETE OR ASPHALT SHALL SLOPE 2% MAXIMUM AWAY FROM BUILDING.
- REFER SITE DETAILS FOR SITE RELATED ACCESSIBILITY COMPLIANT CONSTRUCTION EQUIREMENTS.
- ALL PARKING STRIPING, DIRECTIONAL ARROWS, NO PARKING AREAS, & SITE SIGNAGE SHALL BE PROVIDED UNDER THIS CONTRACT. REFER CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL COORDINATE ALL SITE RELATED CONSTRUCTION W/ ELECTRICAL, & PLUMBING.
- ALL LANDSCAPE AREA SHALL BE 2" BELOW ADJACENT HARDSCAPE SURFACE UNLESS OTHERWISE NOTED

## SITE PLAN LEGEND

- (N) PLANTED AREA
- ACC. PATH OF TRAVEL
- F.D.C. FIRE DEPARTMENT CONNECTION
- (E) POWER POLE TO REMAIN
- TRANSFORMER ACCESS HATCH
- SITE ENTRY

## ALTADENA RESTAURANT

### TENANT IMPROVEMENT

PROJECT # 23.009

PERMIT #  
PLAN CHECK #

REV	DATE	REMARK
	2023.05.02	CONDITIONAL USE PERMIT

ARCHITECT:  
**EVAN RAABE ARCHITECTURE STUDIO**  
EVAN A. RAABE, AIA, NCARB  
#C32871  
2121 E. 7TH PLACE, SUITE 201  
LOS ANGELES, CA 90042  
EVAN@ERA.STUDIO

FOOD SERVICE  
**KITCHEN, RESTAURANT & BAR SPECIALISTS (KRBS)**  
ALEC BAUER  
510-710-2894  
ALEC@KRBSPECIALISTS.COM

REGISTRATION:

# ERAS

evan raabe architecture studio

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LOS ANGELES, CA 90021  
EVAN@ERA.STUDIO

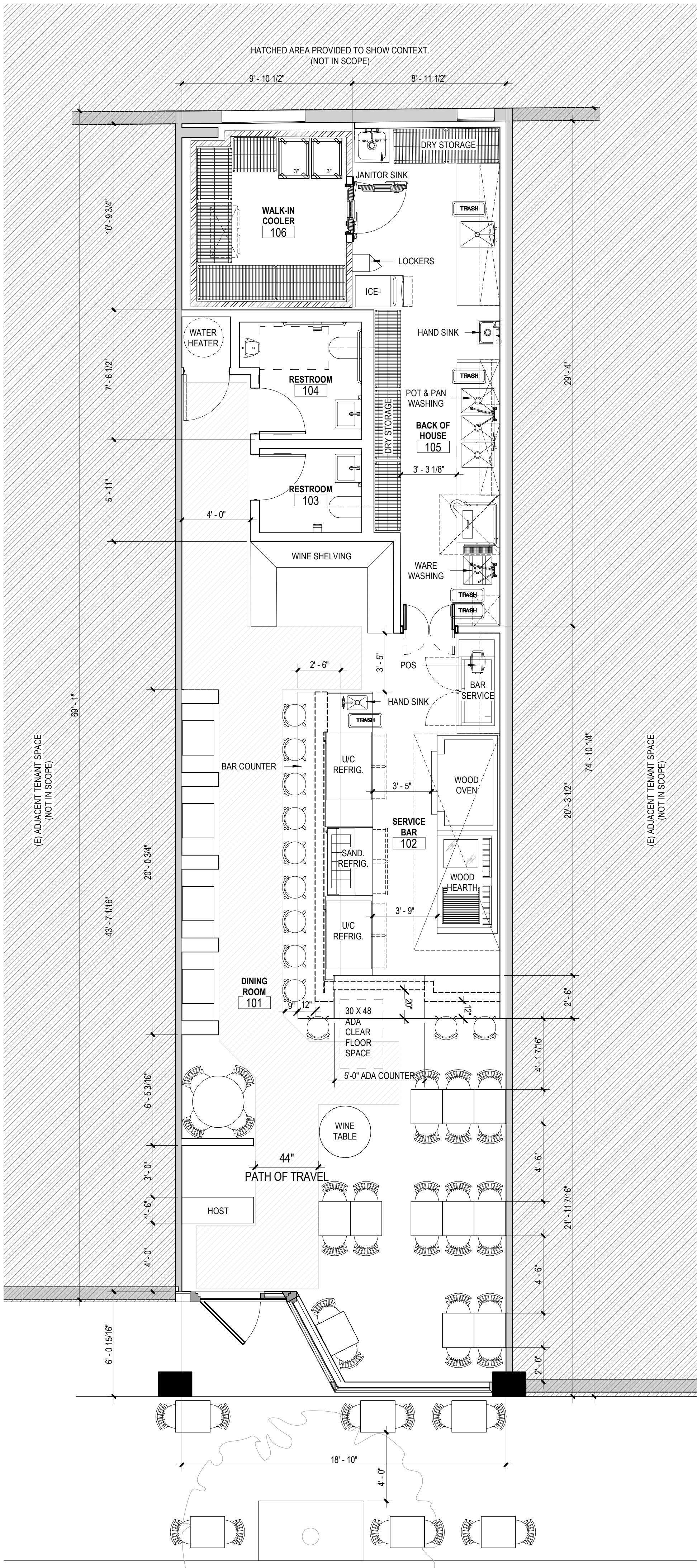
# CUP.01

SITE PLAN

THIS MATERIAL IS OWNED AND IS THE SOLE AND EXCLUSIVE PROPERTY OF EVAN RAABE ARCHITECTURE STUDIO AND IS SUPPLIED TO THE CLIENT ON A CONFIDENTIAL BASIS. SOLELY FOR USE IN CONNECTION WITH THE JOB IDENTIFIED HEREIN. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR OTHER DISTRIBUTION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF EVAN RAABE ARCHITECTURE STUDIO.

SITE PLAN  
1/8" = 1'-0"

1



FIRST FLOOR PLAN 1/4" = 1'-0" 1

FLOOR PLAN NOTES

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT JOBSITE AND NOTIFY ARCHITECT IF THERE ARE ANY OMISSIONS OR DISCREPANCIES.
- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
  - INGRESS AND EGRESS DOORS
  - PANELS IN SLIDING OR SWINGING DOORS
  - DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
  - IN WALL ENCLOSING STAIRWAY LANDING
  - GUARD AND HANDRAILS.
- REFER TO ELECTRICAL FOR EMERGENCY LIGHTING.
- REFER TO STRUCTURAL FOR ALL CONNECTION AND MEMBER SIZES.
- PAINT ALL NEW GWB WALLS WHITE, SPEC PER ARCHITECT.
- ALL NEW CONCRETE FLOORS TO HAVE A SMOOTH TROWELED FINISH, UNLESS OTHERWISE NOTED.
- PROVIDE CODE REQUIRED POWER OUTLETS.
- ALL DIMENSIONS ON THIS PLAN ARE TO FINISH FACE OF WALL U.N.O.
- ALL SITE AND LANDSCAPE LIGHTING TO BE COORDINATED WITH JCFO

AREA SUMMARY

SF SUMMARY	
INTERIOR (GROSS SF)	
DINING ROOM:	627.63 SF
SERVICE BAR:	216.90 SF
BACK OF HOUSE:	233.49 SF
WIC:	107.55 SF
HALL:	38.73 SF
WATER HEATER:	10.67 SF
RESTROOMS:	100.65 SF
TOTAL:	1335.62 SF
EXTERIOR (NO WORK):	
ENTRY:	42.48 SF
GRAND TOTAL:	1378.1 SF

OCCUPANT LOAD SUMMARY

DINING ROOM	
ASSEMBLY GROUP: A-2	
OCCUPANT LOAD: 15 NET SF / OCCUPANT	
590 SF / 15 = 39.4 OCCUPANTS	
SERVICE BAR	
ASSEMBLY GROUP: A-2	
OCCUPANT LOAD: 216.9 GROSS SF / OCCUPANT	
190 SF / 200 = 1.08 OCCUPANTS	
BACK OF HOUSE	
ASSEMBLY GROUP: A-2	
OCCUPANT LOAD: 200 GROSS SF / OCCUPANT	
233.49 SF / 200 = 1.16 OCCUPANTS	
TOTAL	
41.64 = 42 OCCUPANTS	

FLOOR PLAN LEGEND

- CONC. WALL, SEE STRUCT.; FINISH PER PLANS & ELEVATIONS
- (N) CMU WALL, SEE STRUCT.; FINISH PER PLANS & ELEVATIONS
- (N) NON STRUCT WALL, FINISH PER PLANS & ELEVATIONS
- (E) MASONRY WALL, SEE STRUCT.; FINISH PER PLAN & ELEVATION
- (E) WALL NON STRUCT. WALL, FINISH PER PLAN & ELEVATION
- WALL TAG, SEE SHEET A7.01 FOR MORE INFO
- DOOR TAG, SEE SHEET A8.11 FOR MORE INFO
- PLANTER BED

ALTADENA  
RESTAURANT

875 E. MARIPOSA ST.  
ALTADENA, CA 91001

TENANT IMPROVEMENT

PROJECT # 23.009

REV	DATE	REMARK
	2023.05.02	CONDITIONAL USE PERMIT

ARCHITECT:  
EVAN RAABE ARCHITECTURE STUDIO  
EVAN A RAABE, AIA, NCARB  
#C32671  
2121 E. 7TH PLACE, SUITE 201  
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FOOD SERVICE  
KITCHEN, RESTAURANT & BAR SPECIALISTS (KRBS)  
ALEC BAUER  
510-710-2684  
ALEC@KRBSPECIALISTS.COM

REGISTRATION:

ERAS  
evan raabe architecture studio

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CUP.02

FIRST FLOOR PLAN

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<b>PROJECT NUMBER</b>	<b>HEARING DATE</b>
PRJ2023-002042-(5)	June 25, 2024
<b>REQUESTED ENTITLEMENT(S)</b>	
Conditional Use Permit (“CUP”) No. RPPL2023002959	

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Galloway Family Trust

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**MAP/EXHIBIT DATE**

May 5, 2023

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**PROJECT OVERVIEW**

CUP to authorize the sale of a full line of alcohol for on-site consumption in a new restaurant (a Type 47 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 RPPL2023006300. The commercial center the restaurant will be located within was originally approved by Plot Plan 38663 on June 7, 1989.

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**LOCATION**

875 East Mariposa Street, Altadena

**ACCESS**

Mariposa Street

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**ASSESSORS PARCEL NUMBER(S)**

5845-017-010

**SITE AREA**

0.3 Acre

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**GENERAL PLAN / LOCAL PLAN**

Altadena Community Plan

**ZONED DISTRICT**

Altadena

**PLANNING AREA**

West San Gabriel Valley

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**LAND USE DESIGNATION**

MU (Mixed Use “Center”)

**ZONE**

C-3 – General Commercial

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**PROPOSED UNITS**

N/A

**MAX  
DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Altadena

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

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**KEY ISSUES**

- Consistency with the Altadena Community Plan
  - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
    - Section 22.158.050 (Conditional Use Permits Findings and Decision)
    - Chapter 22.306 (Altadena Community 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:**

Sean Donnelly

**PHONE NUMBER:**

(213) 893-7024

**E-MAIL ADDRESS:**

sdonnelly@planning.lacounty.gov

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2023-002042-(5)  
CONDITIONAL USE PERMIT NO. RPPL2023002959**

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. RPPL2023002959 on June 25, 2024.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Galloway Family Trust ("Permittee"), requests the CUP to authorize the sale of a full line of alcohol for on-site consumption in a new restaurant (“Project”) on a property located at 875 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 ENTITLEMENT(S).**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
RPPL2023006300	Tenant Improvements to change the subject unit from a photography studio to a restaurant.	Approved December 22, 2023
PP-38663	Plot Plan approval of the remodel of the existing multi-unit commercial building.	Approved June 22, 1989

5. **LAND USE DESIGNATION.** The Project Site is located within the MU (Mixed Use “Center”) land use category of the Altadena Community Plan (“Community Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Altadena Zoned District 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 alcoholic beverages for on-site consumption.

## 7. SURROUNDING LAND USES AND ZONING

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	MU, I (Institutions)	C-3, CPD (Commercial Planned Development)	Offices, bar, restaurants nursing home, multi-family residences (“MFRs”), Altadena Sheriff’s Station, Triangle Park, churches
EAST	MU, LD (Low Density Residential – 1 to 6 dwelling units per gross acre)	C-3, R-3-P (Limited Density Multiple Residence-Parking, R-3, R-2 (Two-Family Residence)	Retail, MFRs, single family residences (“SFRs”), school
SOUTH	MU	C-3, R-2, R-2-P	Market, bar, church, school, parking, MFRs, SFRs, banks
WEST	MU, I, LD, MD (Medium Density Residential – 12 to 22 dwelling units per gross acre)	C-3, R-2, R-1-10,000 (Single Family Residence-10,000 Square Feet Minimum Required Lot Area)	Retail, SFRs, MFRs, LA County Firestation #11, Altadena Sheriff’s Station

## 8. PROJECT AND SITE PLAN DESCRIPTION.

### A. Existing Site Conditions

The Project Site is 0.3 acre in size and consists of one legal lot. The Project Site is irregular in shape with flat topography and is developed with the subject commercial center.

### B. Site Access

The Project Site is accessible via East Mariposa Street, a 100-foot-wide public street, to the south.

### C. Site Plan

The site plan depicts the subject restaurant in a 1,378 square-foot tenant space, which is one of six tenant spaces within the existing single-story 8,584 square-foot commercial building. No parking is provided on-site, though street parking is located directly in front of the building.

Within the restaurant there are 10 tables located in the front portion, 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

No parking is provided on-site. The building was originally built in 1923, prior to the requirement to provide parking spaces with commercial buildings. Per County Code Section 22.306.070 [Altadena Community Standards District (“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. Tenant improvements for the new restaurant were reviewed separately under Site Plan Review Number RPPL2023006300, which was approved on December 22, 2023.

9. **CEQA DETERMINATION.** Prior to the Hearing Officer’s public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff determined that the Project qualified for a Class 1, Existing Facilities, Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project consists of the sale of alcoholic beverages for on-site consumption associated with a restaurant within an existing building with no development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact. No exceptions to the categorical exemption apply to the Project. No conditions, characteristics or circumstances are found to preclude the use of this categorical exemption under CEQA Statute and Guidelines Section 15300.2 for the following reasons:

- a) Cumulative Impacts: The Project involves no physical expansion beyond what is currently existing.
- b) “Unusual Circumstances” or Significant Effects: The Project is for the sale of alcoholic beverages for on-site consumption with no expansion of the underlying restaurant use. The footprint of development and paved surfaces are across the entirety of the subject property. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none is proposed.
- c) Scenic Highways: According to California’s Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control’s (“DTSC’s”) EnviroStor and State Water Resources Control Board’s GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the California Department of Health Services (“CADHS”). Finally, the project site is

not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease and Desist Orders and Cleanup and Abatement Orders).

- e) **Historical Resources:** The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1. Furthermore, while the age of the subject building from which alcohol will be sold is more than 40 years old, the sale and serving of alcohol will not affect the building in any way.

**10. PUBLIC COMMENTS.** The Altadena Town Council recommended approval of the Project at their January 16, 2024 meeting. One resident voiced opposition to the project at the meeting.

**11. AGENCY RECOMMENDATIONS.**

- A. The County Sheriff ("Sheriff"), in a letter dated September 13, 2023 recommended that the Project proceed to public hearing. Calls for service to the property were mainly related to homelessness on the public right-of-way outside the property.
- B. The California State Department of Alcoholic Beverage Control ("ABC"), in a report dated September 13, 2023 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.

**12. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (Pasadena Star News), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 16, 2024, a total of 263 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as seven notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**13. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the MU land use category is intended for uses including retail commercial, restaurants, and entertainment uses, categories into which this Project falls.

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project supports the following goals and policies of the Community Plan:

- *Establish, maintain, and enhance a healthy economic community for all Altadena by encouraging suitable concentrations of commercial and industrial developments.*
- *Establish an economically viable commercial environment for the*
- *Altadena community which meets the needs of the residents and is*
- *compatible with the community character.*
- *Provide that new development must be compatible with adjacent land uses and environmental resources.*
- *Provide adequate setbacks, landscaping, walls, and other buffers between residential, commercial, industrial, and public uses.*

The restaurant increases the selection of offerings available to residents in the area, provides a place for patrons to eat, and employment opportunities. The Project contributes to the variety of uses and services in the community and is situated with other similar land uses on that Project Site that is sufficiently buffered from residential areas by streets, alleyways, parking lots and other commercial uses. The sale of alcoholic beverages for on-site consumption is a common ancillary use to a restaurant and would provide an additional service to improve the restaurant's ability to function as a business.

The Project also supports the following goals and policies of the General Plan:

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

The Project is for the sale of a full line of alcohol for on-site sale, within a new restaurant that increases the selection of food choices available to the area, provides a place for residents and workers in the area to eat, and provides employment opportunities in the area. The Project contributes to the variety of uses and services in the community and is situated with other similar commercial land uses on a site which is sufficiently buffered from residential areas by streets, alleyways, parking lots and other commercial uses.

## **ZONING CODE CONSISTENCY FINDINGS**

15. **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).

16. **DEVELOPMENT STANDARDS.** The Hearing Officer finds that while there are no development standards applicable to the Project, it would occur within an existing structure and in conjunction with an existing use. No exterior modifications are proposed as a part of this request.
17. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.306.070 (Altadena CSD Zone Specific Development Standards). While the Project is a request for the sale of full-line of alcohol for on-site consumption, per the Altadena CSD, no additional parking is required for a change of use to a restaurant within an existing building. No parking is provided on-site. The building was originally built in 1923, prior to the requirement to provide parking spaces with 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.
18. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs). No signage is being proposed with this project. If any signage is proposed in the future, the permittee will be required to submit an application for review by LA County Planning.
19. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.306 (Altadena CSD). As discussed in finding 17, although the Project is a request for the sale of full-line of alcohol for on-site consumption, no parking is required for this Project. The Project is located within an existing approved building, with no proposed expansion of external development. Therefore, the Project meets CSD requirements related to height and signage as no expansion of the existing building is proposed and no new signage is proposed with this CUP.

#### CONDITIONAL USE PERMIT FINDINGS

20. **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 proposed use for the sale of a full line of alcohol for on-site consumption in a new restaurant is appropriate in commercial areas, is a use permitted in the subject land use category and will further the goals and policies of the County pertaining to economic development. Authorizing the sale of a full line of alcohol 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.
21. **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 or**

**herwise required in order to integrate said use with the uses in the surrounding area.** The proposed sale of a full line of alcohol for on-site consumption will occur within the confines of an existing commercial building. The use is physically buffered from surrounding land uses by other buildings, streets, and parking lots. The consumption of alcohol beverages will only occur indoors and will be subject to conditions to ensure that negative impacts are eliminated or minimized, such as requirement for food service options in conjunction with alcoholic beverages, and prohibition against the advertisement of alcoholic beverages.

22. **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 Mariposa Street, a 100-foot right-of-way, 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.
23. 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**

24. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There are nine sensitive uses, including five churches, a community center, a park, and two schools located within 600 feet of the Project Site. The Sheriff was consulted during review of the CUP application and recommended approval of this Project. The conditions of Project approval, including the condition that limits the sale of alcoholic beverages to between 11:00 a.m. and 11:00 p.m. seven days a week, will help ensure that the Project will not impact the surrounding area. Calls for service to the property were mainly related to homelessness on the public right-of-way outside the property.
25. **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.** Single-family and multi-family residences are located within 500 feet of the Project Site. The Project Site is within an existing commercial building and is sufficiently buffered from residential uses in the area 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 noise that may be generated by the accessory sale of alcohol at the restaurant.

26. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The economic welfare of the nearby community should not be affected by the ancillary sale of alcoholic beverages for on-site consumption if conducted in compliance with the conditions of Project approval, and prohibition against the advertisement of alcoholic beverages.
27. **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 for the sale of alcoholic beverages for on-site consumption. 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 are existing or being constructed in the neighborhood.
28. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** Correspondence with ABC 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. The Project will allow the sale of alcoholic beverages for on-site consumption in a restaurant. The Project contributes to the variety of uses and services in the community and is situated with other similar land uses on a commercial street. The restaurant serves food that increases the selection of offerings available to the area, provides a place for patrons to enjoy drinks with their meals, and provides employment opportunities in the community. The Project is situated with other similar land uses on a site which is sufficiently buffered from residential areas by streets, alleyways, and other commercial uses. The sale of alcoholic beverages for on-site consumption is a common ancillary use to a restaurant and would provide an additional service to improve the restaurant's ability to function as a business.

## **ENVIRONMENTAL FINDINGS**

29. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project consists of the sale of alcoholic beverages for on-site consumption associated with a restaurant within an existing building with no development or expansion. Tenant Improvements as approved by Site Plan Review RPPL2023006300 related to the Project are minor and do not expand the square footage of the existing building. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a sigProject does not meet any exceptions to the identified Categorical Exemption.

- a) Cumulative Impacts: The Project involves no physical expansion beyond what is currently existing.
- b) “Unusual Circumstances” or Significant Effects: The Project is for the sale of alcoholic beverages for on-site consumption with no expansion of the underlying restaurant use. The footprint of development and paved surfaces are across the entirety of the subject property. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none is proposed.
- c) Scenic Highways: According to California’s Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control’s (“DTSC’s”) EnviroStor and State Water Resources Control Board’s GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by CADHS. Finally, the project site is not included in any Water Board’s list of solid waste disposal sites, list of “active” orders where necessary actions have not yet been completed (known as Cease and Desist Orders and Cleanup and Abatement Orders).
- e) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County’s Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1. Furthermore, while the age of the subject building from which alcohol will be sold is more than 40 years old, the sale and serving of alcohol will not affect the building in any way.

Therefore, LA County Planning staff recommended that there are no exceptions to the exemption and the Hearing Officer determine that the Project is categorically exempt from CEQA.

### **ADMINISTRATIVE FINDINGS**

- 30. LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is ba

sed 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 Community 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 alcohol 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. RPPL2023002959**, subject to the attached conditions.

**ACTION DATE:**

MRB:SD

June 25, 2024

c: Hearing Officer, Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2023-002042-(5)  
CONDITIONAL USE PERMIT NO. RPPL2023002959**

**PROJECT DESCRIPTION**

The project is a CUP to authorize the sale of a full line of alcohol for on-site consumption within a restaurant located within an existing commercial building subject to the following conditions of approval:

**GENERAL CONDITIONS**

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

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on June 25, 2034.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,205.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections. Inspections may be unannounced and may be conducted utilizing

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

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

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

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

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** a modified Exhibit "A" shall be submitted to LA County Planning by **August 26, 2024**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** 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. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

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

19. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Enforcement Inspector or 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).
20. 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. 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 County Sheriff, a security guard shall be required during business hours at the discretion of the Director.
21. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the RBS (Responsible Beverage Service) Program provided by the State of California Department of Alcoholic Beverage Control, or a similar program, such as LEAD (Licensee Education on Alcohol and Drugs) 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 Zoning Enforcement

within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.

22. The permittee shall develop and implement a Designated Driver program (i.e., free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu.
23. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures, and such advertising shall not be visible from outside the premises.
24. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
25. There shall be no consumption of alcoholic beverages outside the dining area of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
26. Music or other audible noise at the premises shall comply with Title 12 to the satisfaction of the County Department of Public Health.
27. 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.
28. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this Conditional Use Permit.
29. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
30. 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.
31. The permittee shall provide adequate lighting above the entrance of the premises. The lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering or exiting the premises.
32. The permittee shall not install or maintain video games, pool tables or similar game activities or equipment on site.
33. All servers of alcoholic beverages must be at least 18 years of age.

34. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
35. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
36. The premises, including exterior facades, adjacent public and private parking lots, fences, and adjacent sidewalks, alleys, and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.

**PROJECT SITE-SPECIFIC CONDITIONS**

37. This grant shall authorize the sale of a full line of alcohol for on-site consumption within a restaurant within an existing commercial building.
38. Hours for the sale of beer and wine for on-site consumption shall be limited from 11:00 a.m. to 11:00 p.m., Monday through Sunday.
39. Food service shall be continuously provided by the restaurant during operating hours for the sale of alcohol.
40. The permittee shall comply with all conditions set forth in the attached County Sheriff's Department letter dated September 18, 2023.

**Attachments:**

Exhibit D-1 Sheriff's Department Letter dated September 18, 2023

# ALCOHOLIC BEVERAGE SALES STATEMENT OF FINDINGS

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

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

41

ABC License Type Requested(s):

(e.g. Type 20, Type 41)

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

See attached

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

See attached

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

See attached

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

See attached

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

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

- i. The requested use is located in a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act; or
- ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.

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

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

See attached

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

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

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

See attached

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

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

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

See attached

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## PROJECT NARRATIVE & FINDINGS

### *875 E Mariposa Street, Altadena CA 91001*

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➤ **SITE INFORMATION:**

- Street Address: 875 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 875 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 1,378.1 square feet and was formerly used as a photography studio. The tenant space for the Project is the second 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 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 photography studio 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.

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## PROJECT DESCRIPTION

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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 photography studio. The Project site is zoned C-3, 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 to highlight food cooked over the fire. The proposed beer and wine service will focus on carefully selected wines from around the globe.

The proposed hours for the restaurant are 11:00 AM to 11:00 PM, daily, with a potential lunch service, and dinner service starting from 5:00 PM onwards. The staffing is planned to include a total of approximately 12 employees working on-site throughout the week. 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. As demonstrated at All Time, 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 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.

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**ABC CUP FINDINGS**

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**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 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. There is an outdoor seating area proposed with removable tables and chairs to be brought in at the end of the evening. 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

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**DETERMINATION DATE:** June 25, 2024  
**PROJECT NUMBER:** PRJ2023-002042-(5)  
**PERMIT NUMBER(S):** Conditional Use Permit (“CUP”) RPPL2023002959  
**SUPERVISORIAL DISTRICT:** 5  
**PROJECT LOCATION:** 875 East Mariposa Street, Altadena  
**OWNER:** Galloway Family Trust  
**APPLICANT:** Galloway Family Trust  
**CASE PLANNER:** Sean Donnelly, Senior Planner  
 sdonnelly@planning.lacounty.gov

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Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 Exemption, Existing Facilities under State CEQA Guidelines Section 15301 because the Project consists of the sale of alcoholic beverages for on-site consumption associated with a restaurant within an existing building with no development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to a Categorical Exemption. No exceptions to the categorical exemption apply to the Project. No conditions, characteristics or circumstances are found to preclude the use of this categorical exemption under CEQA Statute and Guidelines Section 15300.2 for the following reasons:

- a) Cumulative Impacts: The Project involves no physical expansion beyond what is currently existing.
- b) “Unusual Circumstances” or Significant Effects: The Project is for the sale of alcoholic beverages for on-site consumption with no expansion of the underlying restaurant use. The footprint of development and paved surfaces are across the entirety of the subject property. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none is proposed.

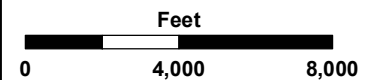
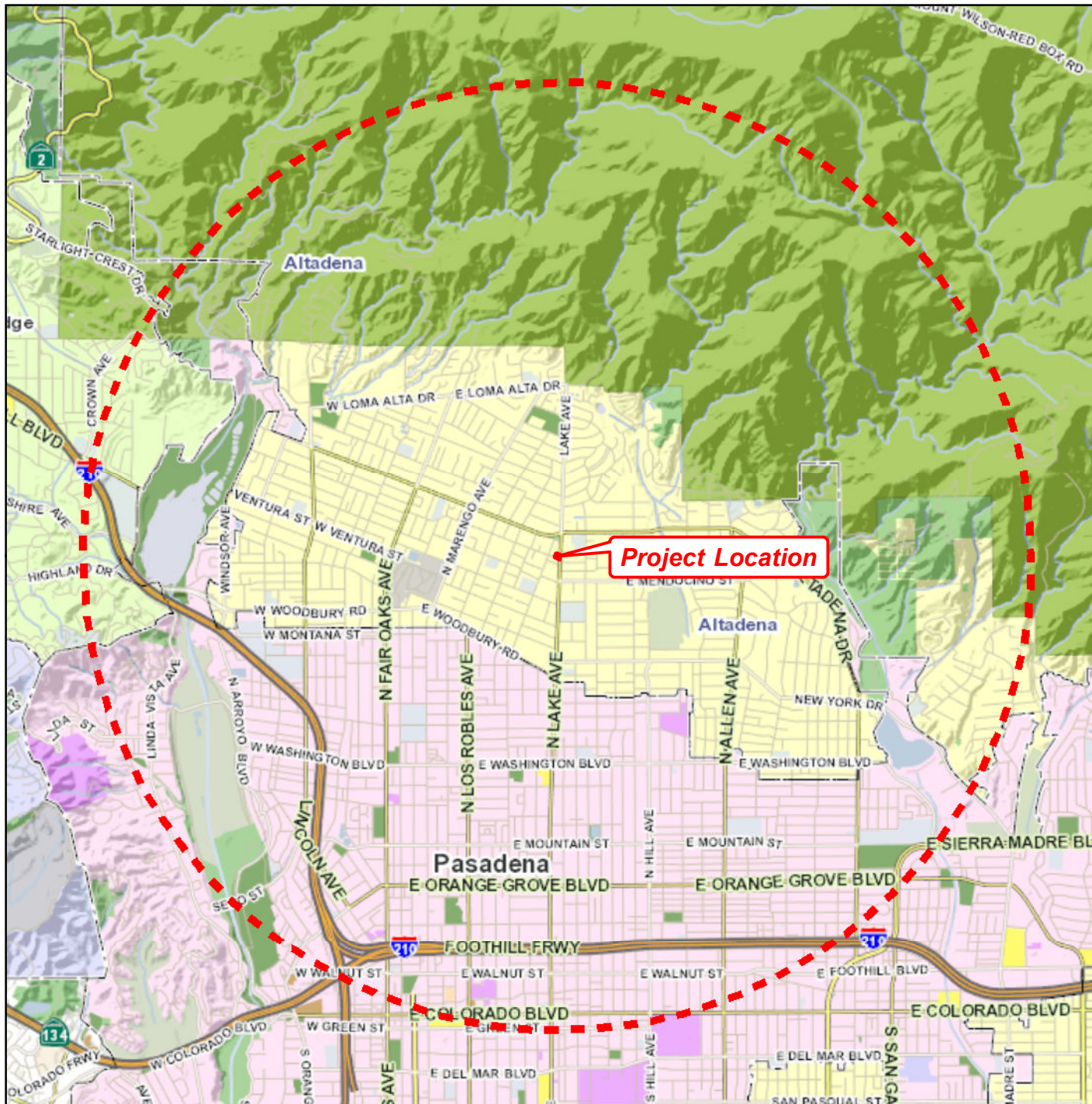
- c) Scenic Highways: According to California's Scenic Highway Program, which is administered by Caltrans, the Project Site is not located within or near an officially designated state scenic highway.
- d) Hazardous Waste Sites: The Project Site is not located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control's ("DTSC's") EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List-Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the Department of Health Services. Finally, the project site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease and Desist Orders and Cleanup and Abatement Orders).
- e) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1. Furthermore, while the age of the subject building from which alcohol will be sold is more than 40 years old, the sale and serving of alcohol will not affect the building in any way.

Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-002042  
ALCOHOL CUP RPPL2023002959

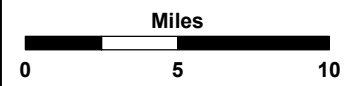


LA COUNTY  
PLANNING

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

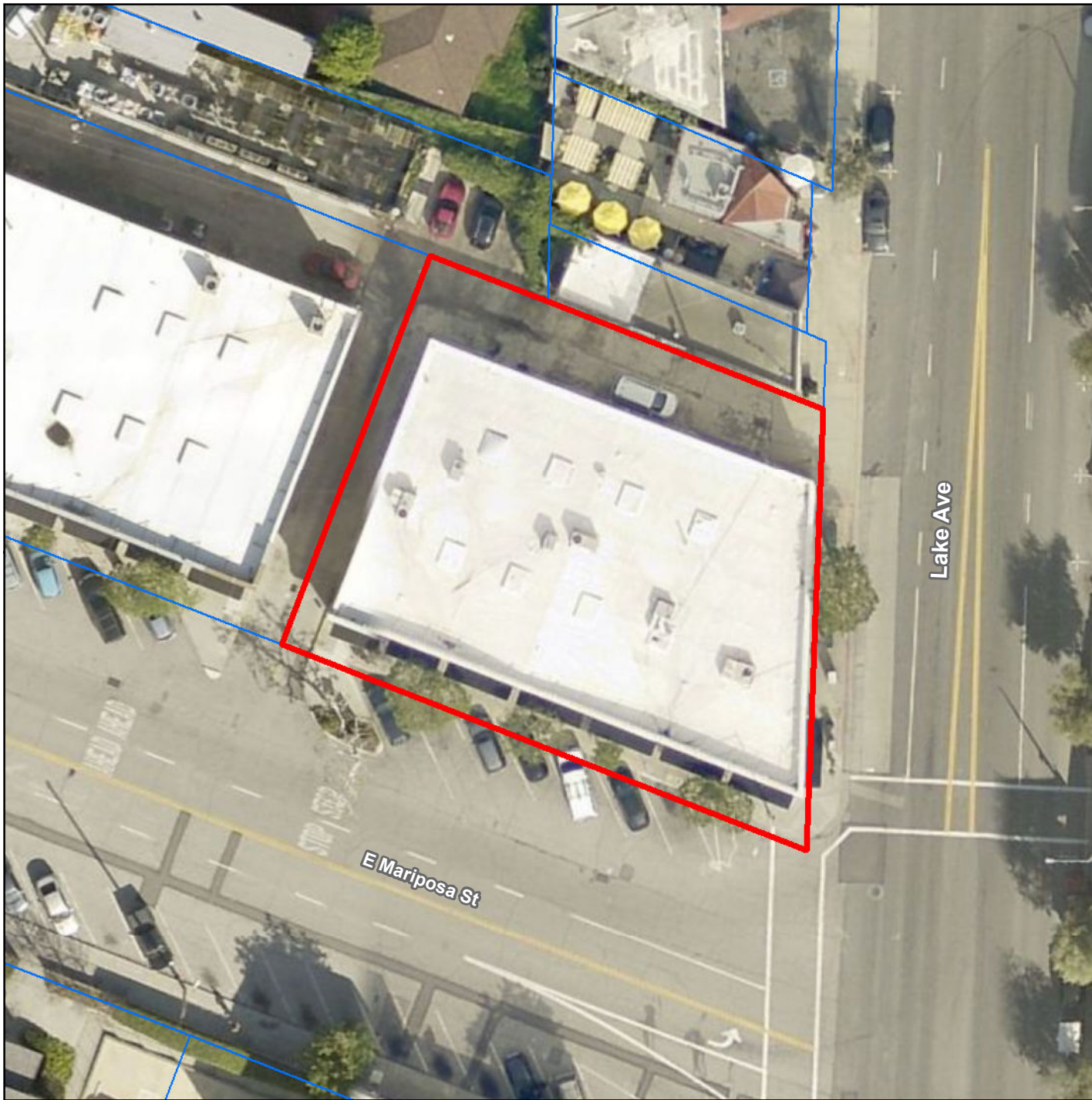


**20-MILE RADIUS**  
**LOCATOR MAP**  
PROJECT NO. PRJ2023-002042  
ALCOHOL CUP RPPL2023002959



**LA COUNTY**  
**PLANNING**

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

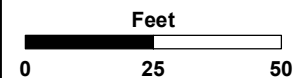


# AERIAL IMAGERY

## SITE-SPECIFIC MAP

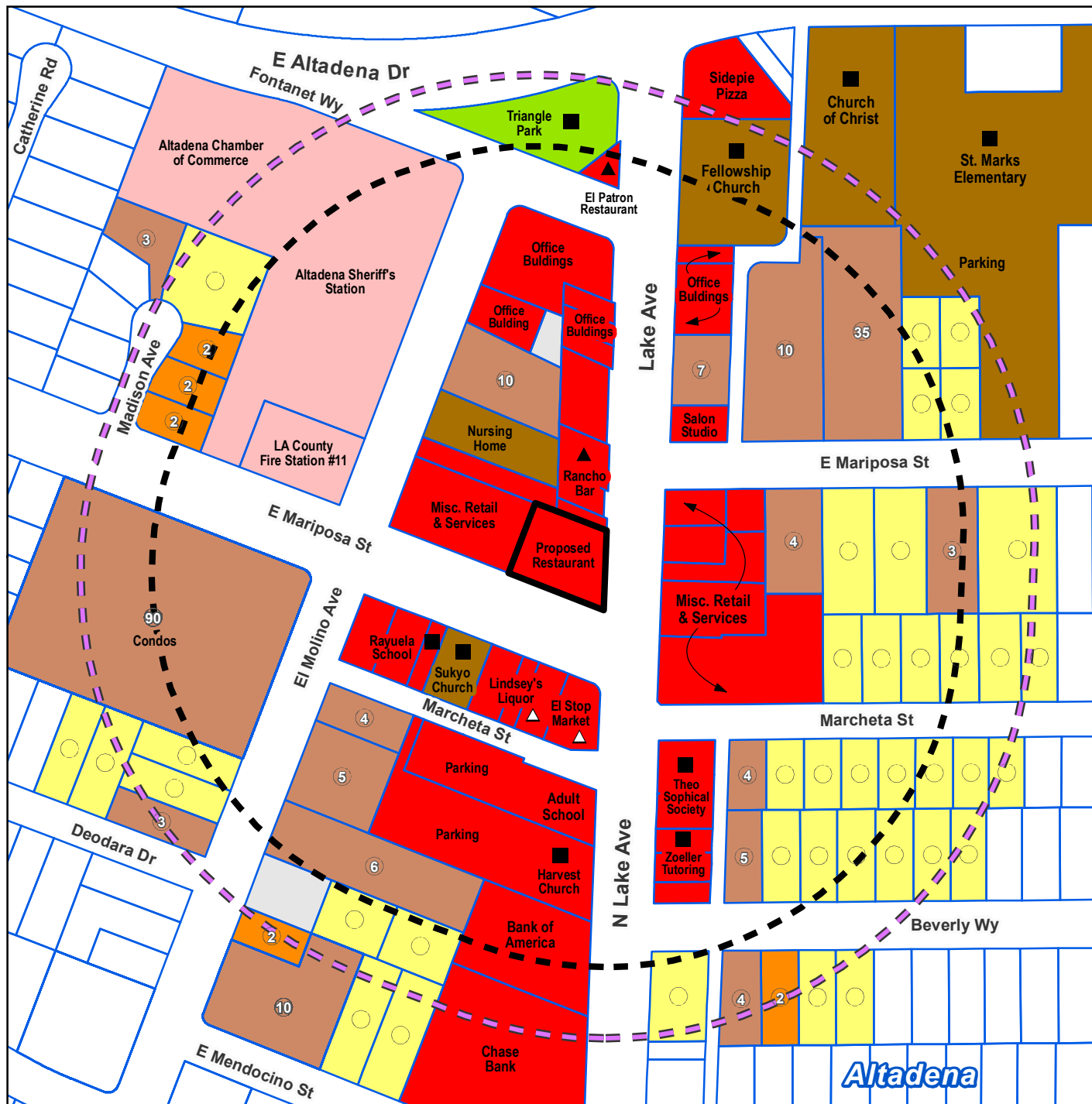
PROJECT NO. PRJ2023-002042  
ALCOHOL CUP RPPL2023002959

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



LA COUNTY  
PLANNING

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



# EXISTING LAND USE

## 600-FOOT RADIUS MAP

PROJECT NO. PRJ2023-002042

ALCOHOL CUP RPPL2023002959

△ Offsite Alcohol Consumption

▲ Onsite Alcohol Consumption

■ Sensitive Use

600-ft ABC Radius

500-ft Standard Radius

### Existing Land Use (Assessor Use Codes)

Commercial

Government

Institutional

Recreational

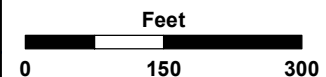
Residential - Single Unit\*

Residential - Two Units\*

Residential - Multi-Unit\*

Vacant

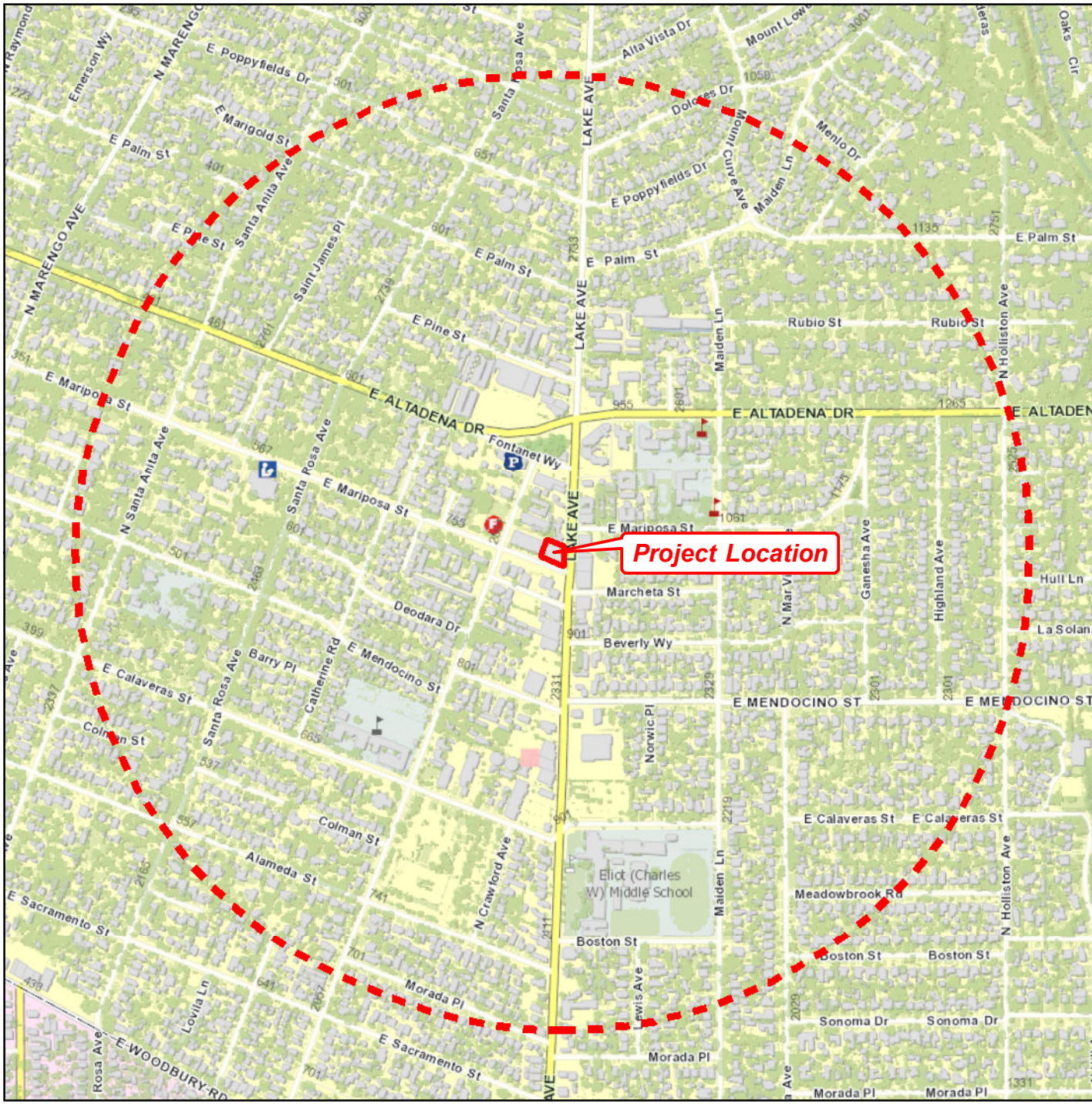
\* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



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Los Angeles, CA 90012

Altadena





# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2023-002042  
ALCOHOL CUP RPPL2023002959



Feet  
0 600 1,200



**LA COUNTY**  
**PLANNING**

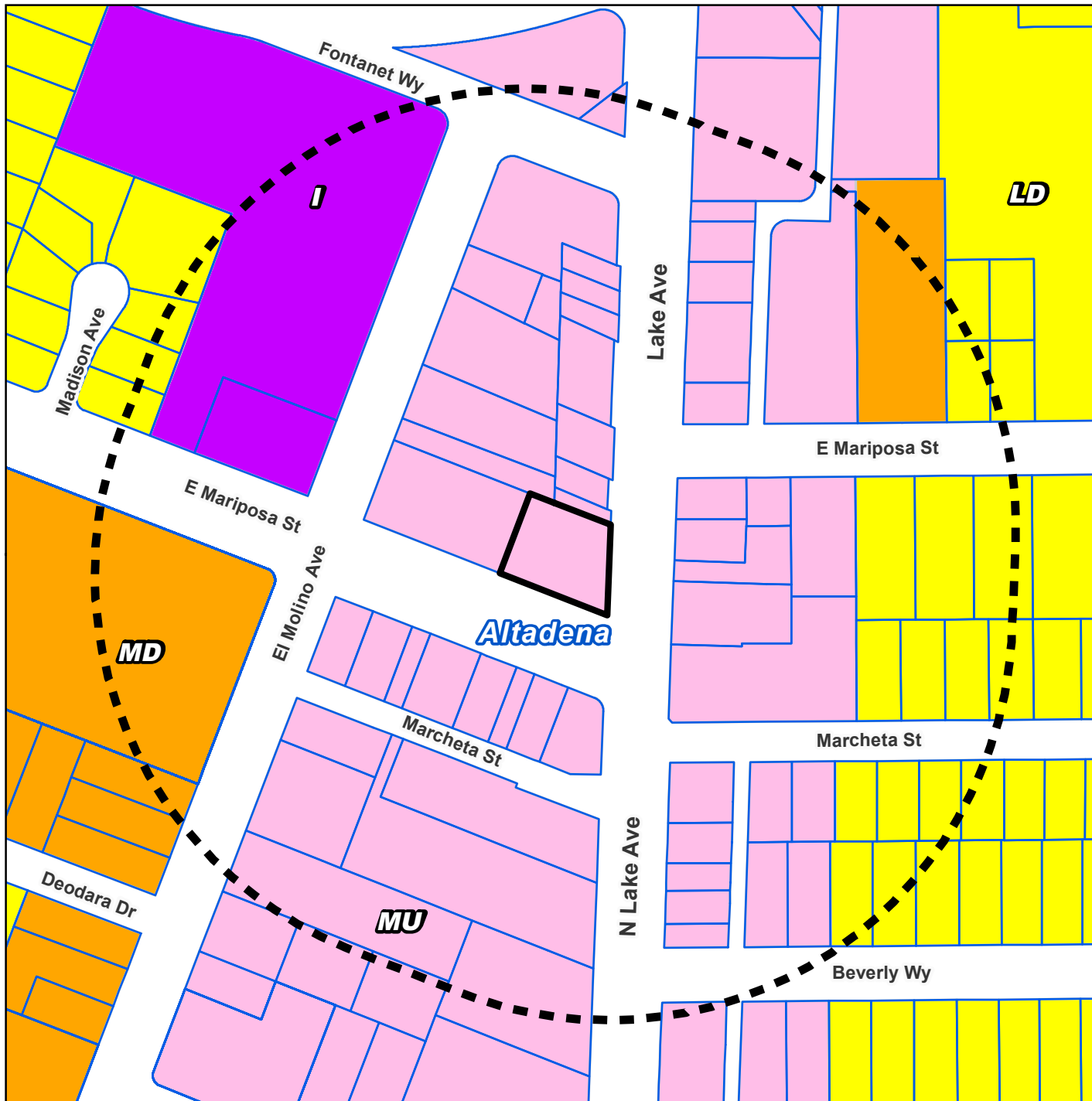
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





# LAND USE POLICY

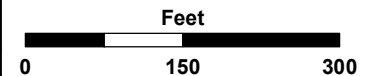
## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-002042

ALCOHOL CUP RPPL2023002959



-  LD - Low Density Residential (1 to 6 du/gross ac)
-  MD - Medium Density Residential (12 to 22 du/gross ac)
-  MU - Mixed Use "Center"
-  I - Institutions



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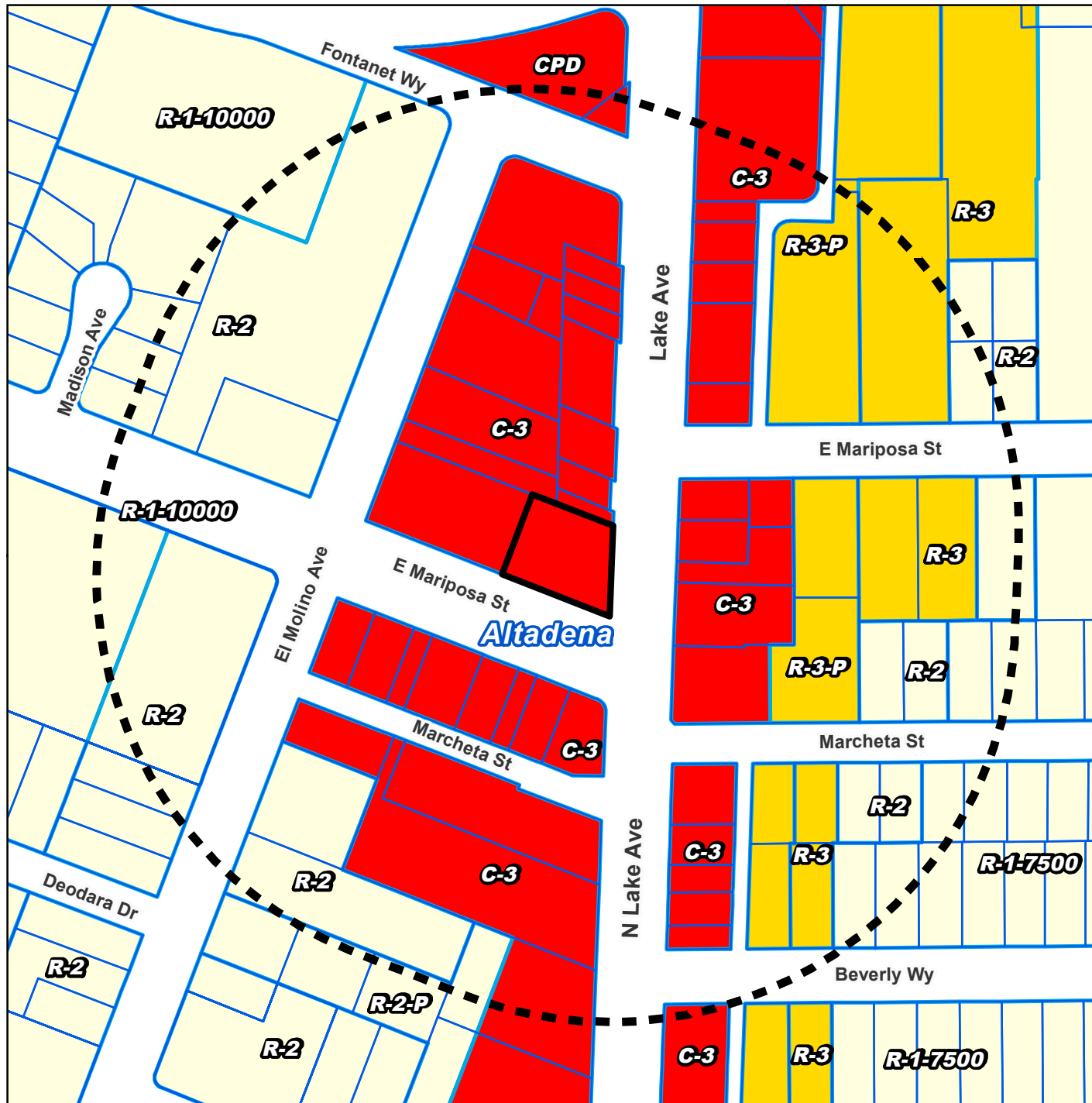
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





# ZONING

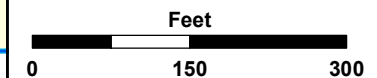
## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-002042

ALCOHOL CUP RPPL2023002959

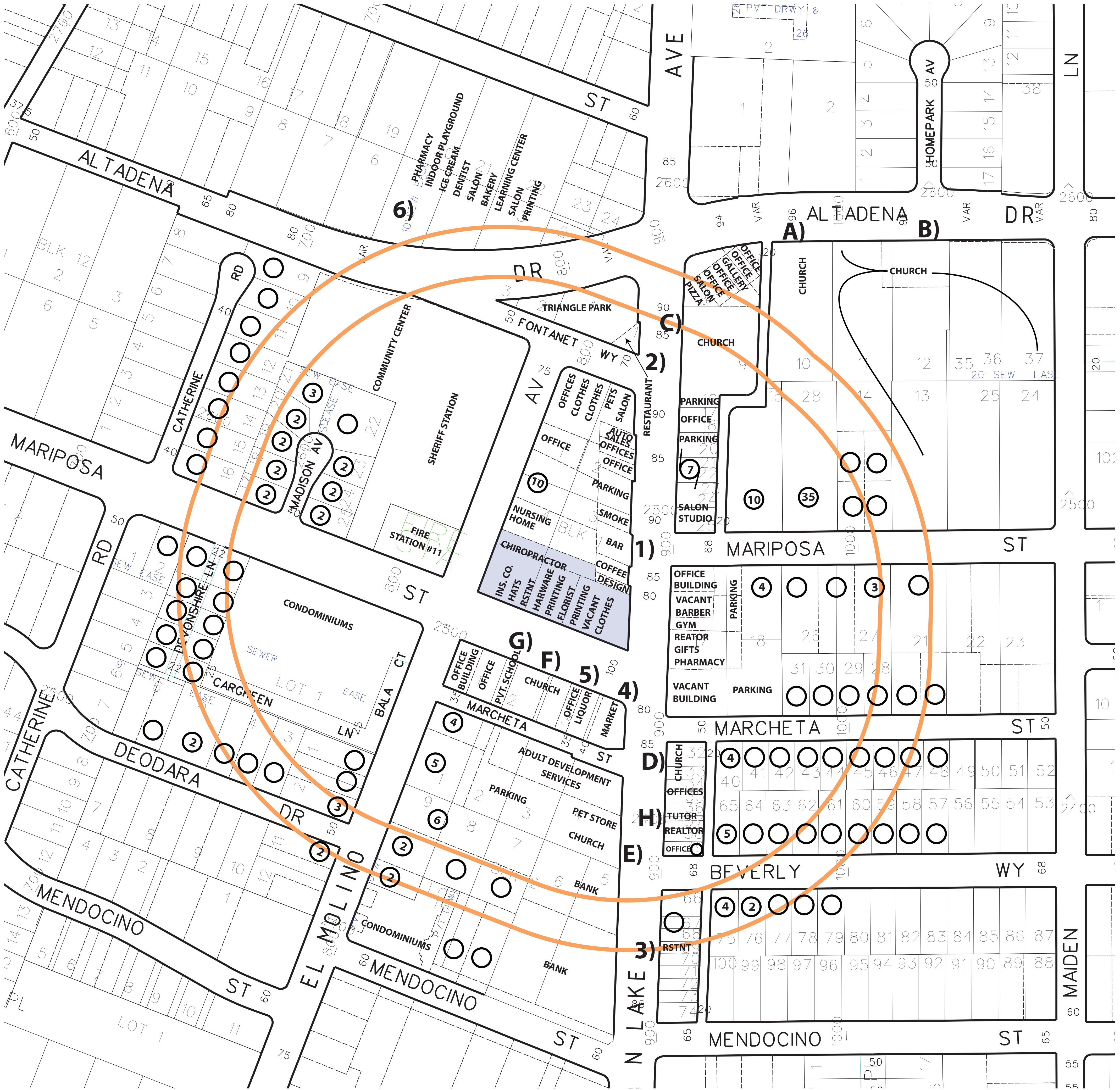


-  R-1 - Single-Family Residence
-  R-2 - Two-Family Residence
-  R-3-(U) - Limited Density Multiple Residence
-  C-3 - General Commercial
-  CPD - Commercial Planned Development



LA COUNTY  
PLANNING

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



ALCOHOL SALES ESTABLISHMENTS

- 1) RANCHO BAR  
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.-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 A.M.
- 3) FOX'S RESTAURANT  
2352 LAKE AVE. ALTADENA CA 91001  
BEER & WINE ON-SITE (TYPE 41)  
HOURS TUES.-FRI. 8 A.M. TO 2 P.M. & WED.-FRI. 5 P.M. - 8:30 P.M. SAT.-SUN 8A.M. - 2 P.M.
- 4) EL STOP FOOD STORE  
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  
878 E. MARIPOSA ST. ALTADENA CA 91001  
FULL LINE OFF-SITE (TYPE21)  
HOURS MON.-SAT. 9:30 A.M. TO 10 P.M. & SUN 11 A.M. - 9 P.M.
- 6) RITE AID PHARMACY  
735 E. ALTADENA DR. ALTADENA CA 91001  
FULL LINE OFF-SITE (TYPE 21)  
HOURS MON.- SUN. 8 A.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  
1014 ALTADENA DR. ALTADENA CA 91001
- C) LIFELINE FELLOWSHIP CHRISTIAN CHURCH  
2556 LAKE AVE. ALTADENA CA 91001
- D) THEO SOPHICAL SOCIETY  
2416 LAKE AVE. ALTADENA CA 91001
- E) ABUNDENT HARVEST CHRISTIAN CHURCH  
2387 LAKE AVE. ALTADENA CA 91001
- F) SUKYO MAHIKARA CENTER  
860 E. MARIPOSA ST. ALTADENA CA 91001
- G) RAYUELA SCHOOL  
850 E. MARIPOSA ST. ALTADENA CA 91001
- H) ZOELLER : ASSOCIATES  
2400 N. LAKE AVE. ALTADENA CA 91001

500 & 600 FT LAND USE MAP

LAND USE LEGEND

- SINGLE FAMILY DWELLING
- DUPLEX
- TRIPLEX
- QUADRIplex
- APARTMENT UNITS
- ALL OTHER USES AS SHOWN



CASE NO:  
DATE: 08-22-2023  
SCALE: 1" = 100'

NORTH



# OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



June 6, 2024

Mr. Sean Donnelly  
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

Mr. Donnelly:

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol  
Project No.: PRJ2023-002042-(5)  
Permit No.: RPPL2023002959  
Establishment: Bernee Restaurant  
Location: 875 East Mariposa Avenue, 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 10 calls for service at 875 E Mariposa Avenue, Altadena, California 91001 in the past two years. All calls for service were routine in nature and all were related to a disturbance or public nuisance from prior businesses. Attached is the CFS report of those calls 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 two years described above, the Los Angeles County Sheriff's Department does not object to the issuance of the permit request.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

Conditional Use Permit  
"Bernie Restaurant"

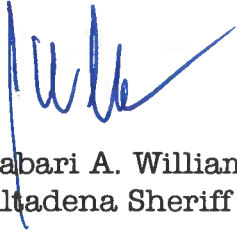
-2-

June 6, 2024

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

Sincerely,

ROBERT G. LUNA, SHERIFF

A handwritten signature in blue ink, appearing to read 'Jabari A. Williams', is written over the printed name and title.

Jabari A. Williams, Captain  
Altadena Sheriff Station

Report RAPS 300  
Regional Allocation of Police Services  
Location Inquiry from 09/17/18 To 09/17/23

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 05/06/20						
C	D	R	875 E MARIPOSA ST,ALD "PHOTOGRAPHY"	143	GEO:FB/A TRANSIENT URINATINGAND DEFECATING IN FRONT OF LOC, DP IS NOW BLOCKING THE EXIT AND INF UNABLE TO LEAVE LOC. (UNK COVID SYM).	TO LEAVE THE LOC, NO SIGN OF URINATINGAND DEFECATING  ADVISED DP
Incident Date: 07/03/20						
C	D	R	875 E MARIPOSA ST,ALD	79	MO/40S, BEARD, DARK CLOTHING, TRANSIENT TYPE, SITTING ON SIDEWALK. INF STATES D/P IS SCARING CUSTOMERS	X 71K1 AS NEEDED
C	D	R	875 E MARIPOSA ST,ALD	79	MO/40S, BEARD, DARK CLOTHING, TRANSIENT TYPE, SITTING ON SIDEWALK. INF STATES D/P IS SCARING CUSTOMERS	ENG 11 CPT PICHE TRANS TO HMH, DP STD UNABLE TO WALK
C	D	R	875 E MARIPOSA ST,ALD	79	MO/40S, BEARD, DARK CLOTHING, TRANSIENT TYPE, SITTING ON SIDEWALK. INF STATES D/P IS SCARING CUSTOMERS	X/71K1 AS NEEDED
Incident Date: 08/11/20						
C	D	R	875 E MARIPOSA ST,ALD "PHOTOGRAPHY BY WALT"	93	FB/30 WEARING BLK SHIRT,BLK SHORTS, SITTING ON THE CURVE OF MARIPOSA/LAKE AV POSS DRINKING ALCOHOLIC BEVERAGE OUT OF A PAPER BAG.INF WOULD LIKE DEP TO ASK DP TO LEAVE LOC.	X-73B AS NEEDED  .SITTING ON SIDEWALK ONLY.NO 647 (F) DP LEFT LOC W/O INCIDENT
C	D	R	875 E MARIPOSA ST,ALD "PHOTOGRAPHY BY WALT"	93	FB/30 WEARING BLK SHIRT,BLK SHORTS, SITTING ON THE CURVE OF MARIPOSA/LAKE AV POSS DRINKING ALCOHOLIC BEVERAGE OUT OF A PAPER BAG.INF WOULD LIKE DEP TO ASK DP TO LEAVE LOC.	
Incident Date: 03/11/21						
C	D	R	875 E MARIPOSA ST,ALD "PHOTOGRAPHY"	132	FO/40, TRANSIENT TYPE WITH BAGS, LEANING AGAINST INF'S DOOR, REFUSING TO LEAVE, POSSIBLY 390	RE 72 LOG

Report RAPS 300  
Regional Allocation of Police Services  
Location Inquiry from 09/17/18 To 09/17/23

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 03/11/21						
C	D	R	875 E MARIPOSA ST,ALD PHOTOGRAPHY"	132	FO/40, TRANSIENT TYPE WITH BAGS, LEANING AGAINST INF'S DOOR, REFUSING TO LEAVE, POSSIBLY 390	X-71 AS NEEDED. SEE 71 LOG FOR CLEARANCE
C	D	R	875 E MARIPOSA ST,ALD PHOTOGRAPHY"	132	FO/40, TRANSIENT TYPE WITH BAGS, LEANING AGAINST INF'S DOOR, REFUSING TO LEAVE, POSSIBLY 390	COOP, LEFT LOC, NO CRIME RE 415B, DP WAS
Incident Date: 08/31/21						
O	D	R	875 E MARIPOSA ST,ALD	240	FLAG DOWN RE FW/A PASSED OUT ON SIDEWALL. 914F	SLEEP/DISORIENTED ON SIDEWALK. FIRE RSPD, ENG 11 CAPT PICHE WHO WAS



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

## Transmittal: B&P Application Worksheet Request

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

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 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 checked="" 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: 09/13/2023		<input checked="" type="checkbox"/> 1st Request <input type="checkbox"/> 2nd Request <input type="checkbox"/> 3rd Request
PROJECT NO.: PRJ2023-002042		CUP NO. RPPL2023002959
ESTABLISHMENT: New restaurant		
LOCATION: 875 East Mariposa, Altadena		

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

@LACDRP | [planning.lacounty.gov](http://planning.lacounty.gov)

LICENSE OWNER'S NAME(S):	ABC LICENSE NO.:  NA
CRIME REPORTING DISTRICT NO.:	CENSUS TRACT NO.: 4602.00
CASE PLANNER: Anthony M. Curzi	PLANNER'S PHONE: 213-893-7016
E-MAIL: <a href="mailto:acurzi@planning.lacounty.gov">acurzi@planning.lacounty.gov</a>	FAX: 213-626-0434

**INFORMATION AND INSTRUCTIONS -****SECTION 23958.4 B&P**

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

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

**PART 1 - TO BE COMPLETED BY ABC**

1. APPLICANT'S NAME

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

875 E MARIPOSA ST, ALTADENA CA 91001-2420

3. LICENSE TYPE

47

4. TYPE OF BUSINESS

- |                                                             |                                            |                                              |                                            |
|-------------------------------------------------------------|--------------------------------------------|----------------------------------------------|--------------------------------------------|
| <input checked="" type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge     | <input type="checkbox"/> Private Club      |
| <input type="checkbox"/> Deli or Specialty Restaurant       | <input type="checkbox"/> Comedy Club       | <input type="checkbox"/> Night Club          | <input type="checkbox"/> Veterans Club     |
| <input type="checkbox"/> Cafe/Coffee Shop                   | <input type="checkbox"/> Brew Pub          | <input type="checkbox"/> Tavern: Beer        | <input type="checkbox"/> Fraternal Club    |
| <input type="checkbox"/> Bed & Breakfast:                   | <input type="checkbox"/> Theater           | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only                          | <input type="checkbox"/> All               |                                              |                                            |

- |                                             |                                            |                                                        |                                                |
|---------------------------------------------|--------------------------------------------|--------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Supermarket        | <input type="checkbox"/> Membership Store  | <input type="checkbox"/> Service Station               | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store       | <input type="checkbox"/> Department Store  | <input type="checkbox"/> Convenience Market            | <input type="checkbox"/> Drive-in Dairy        |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline |                                                |
| <input type="checkbox"/> Other - describe:  |                                            |                                                        |                                                |

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

☐ On-Sale☐ Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1 : 944

☒ On-Sale☐ Off-Sale

8. CENSUS TRACT NUMBER

4602

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

5

☒ On-Sale☐ Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

2

☒ 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

0773

14. TOTAL NUMBER OF REPORTING DISTRICTS

572

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

43,839

16. AVERAGE NO. OF OFFENSES PER DISTRICT

76.6

17. 120% OF AVERAGE NUMBER OF OFFENSES

91.9

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

96

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

☒ Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17☐ No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

☐ a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

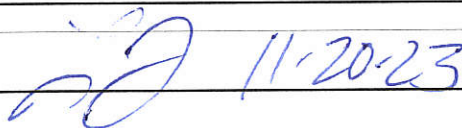
☐ b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

☒ c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

**FOR DEPARTMENT USE ONLY**

PREPARED BY (Name of Department Employee)



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.

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

23. DATE SIGNED

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

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

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?

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

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

28. CITY/COUNTY OFFICIAL PHONE NUMBER

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

11/20/2023 11:44 AM

Over-Concentration (Summary)

County Name	Census Tract	On-Sale	On-Sale	Off-Sale	Off-Sale
		Allowed	Existing	Allowed	Existing
LOS ANGELES	4602	5	2	3	1

## Find Address Geographies

House number & Street name:

875 E MARIPOSA ST

City:

ALTADENA

State:

CA

ZIP Code:

91001

Benchmark:

Public\_AR\_Current ▾

Vintage:

Current\_Current ▾

Get Results

### Input:

**Address:** 875 E MARIPOSA ST

**City:** ALTADENA

**State:** CA

**ZIP Code:** 91001

**Benchmark:** Public\_AR\_Current (4)

**Vintage:** Current\_Current (4)

---

**Matched Address:** 875 E MARIPOSA ST, ALTADENA, CA, 91001

**Interpolated Longitude (X) Coordinates:** -118.13173040475476

**Interpolated Latitude (Y) Coordinates:** 34.18797970935497

**Tigerline ID:** 141628248

**Tigerline ID Side:** L

### 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



[ZIP Code™ by Address \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)

[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](/zip-code-lookup.htm?bycitystate)

[Cities by ZIP Code \(/zip-code-lookup.htm?citybyzipcode\)](/zip-code-lookup.htm?citybyzipcode)

[FAQs](#)

<https://www.usps.com/faq/ziplookup-faq.htm>

# Look Up a ZIP Code™ FAQs

Go to

## ZIP Code™ by Address

You entered:

875 EAST MARIPOSA  
ALTADENA CA

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. **Edit and search again. ([zip-code-lookup.htm?byaddress](/zip-code-lookup.htm?byaddress))**

Feedback

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

[Look Up Another ZIP Code™](#)

[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)

**From:** Anthony Curzi <acurzi@planning.lacounty.gov>  
**Sent:** Friday, November 17, 2023 9:07 AM  
**To:** ABC Monrovia  
**Cc:** Anthony Curzi  
**Subject:** RE: Statistics Request for Alcohol CUP Case  
**Attachments:** ABC Stats Request PRJ023-002042.pdf

**CAUTION: External Email.** Do not click on links or attachments unless you recognize the sender and know the content is safe.

**ANTHONY M. CURZI**  
**PLANNER, Foothills Development Services**

---

**From:** Anthony Curzi  
**Sent:** Friday, November 17, 2023 8:57 AM  
**To:** 'Monrovia@abc.ca.gov' <Monrovia@abc.ca.gov>  
**Subject:** RE: Statistics Request for Alcohol CUP Case

Good morning—I would like to follow up on this request....

**ANTHONY M. CURZI**  
**PLANNER, Foothills Development Services**

---

**From:** Anthony Curzi  
**Sent:** Wednesday, September 13, 2023 2:06 PM  
**To:** [Monrovia@abc.ca.gov](mailto:Monrovia@abc.ca.gov)  
**Cc:** Anthony Curzi <acurzi@planning.lacounty.gov>  
**Subject:** Statistics Request for Alcohol CUP Case

Please see attached.

Kind regards,

**ANTHONY M. CURZI**  
**PLANNER, Foothills Development Services**

Office: (213) 974-6411 • Direct: (213) 893-7016  
Email: [acurzi@planning.lacounty.gov](mailto:acurzi@planning.lacounty.gov)

Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012  
[planning.lacounty.gov](http://planning.lacounty.gov)

Report RAPS 300  
Regional Allocation of Police Services  
Location Inquiry from 09/17/18 To 09/17/23

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 05/06/20						
C	D	R	875 E MARIPOSA ST,ALD "WALT PHOTOGRAPHY"	143	GEO:FB/A TRANSIENT URINATINGAND DEFECATING IN FRONT OF LOC, DP IS NOW BLOCKING THE EXIT AND INF UNABLE TO LEAVE LOC. (UNK COVID SYM) .	TO LEAVE THE LOC, NO SIGN OF URINATINGAND DEFECATING ADVISED DP
Incident Date: 07/03/20						
C	D	R	875 E MARIPOSA ST,ALD	79	MO/40S, BEARD, DARK CLOTHING, TRANSIENT TYPE, SITTING ON SIDEWALK. INF STATES D/P IS SCARING CUSTOMERS	X 71K1 AS NEEDED
C	D	R	875 E MARIPOSA ST,ALD	79	MO/40S, BEARD, DARK CLOTHING, TRANSIENT TYPE, SITTING ON SIDEWALK. INF STATES D/P IS SCARING CUSTOMERS	TRANS TO HMH, DP STD UNABLE TO WALK ENG 11 CPT PICHE
C	D	R	875 E MARIPOSA ST,ALD	79	MO/40S, BEARD, DARK CLOTHING, TRANSIENT TYPE, SITTING ON SIDEWALK. INF STATES D/P IS SCARING CUSTOMERS	X/71K1 AS NEEDED
Incident Date: 08/11/20						
C	D	R	875 E MARIPOSA ST,ALD "PHOTOGRAPHY BY WALT"	93	FB/30 WEARING BLK SHIRT,BLK SHORTS, SITTING ON THE CURVE OF MARIPOSA/LAKE AV POSS DRINKING ALCOHOLIC BEVERAGE OUT OF A PAPER BAG.INF WOULD LIKE DEP TO ASK DP TO LEAVE LOC.	X-73B AS NEEDED
C	D	R	875 E MARIPOSA ST,ALD "PHOTOGRAPHY BY WALT"	93	FB/30 WEARING BLK SHIRT,BLK SHORTS, SITTING ON THE CURVE OF MARIPOSA/LAKE AV POSS DRINKING ALCOHOLIC BEVERAGE OUT OF A PAPER BAG.INF WOULD LIKE DEP TO ASK DP TO LEAVE LOC.	SITTING ON SIDEWALK ONLY.NO 647 (F) DP LEFT LOC W/O INCIDENT
Incident Date: 03/11/21						
C	D	R	875 E MARIPOSA ST,ALD "WALT'S PHOTOGRAPHY"	132	FO/40, TRANSIENT TYPE WITH BAGS, LEANING AGAINST INF'S DOOR, REFUSING TO LEAVE, POSSIBLY 390	RE 72 LOG

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 03/11/21						
C	D	R	875 E MARIPOSA ST,ALD PHOTOGRAPHY"	132	FO/40, TRANSIENT TYPE WITH BAGS, LEANING AGAINST INF'S DOOR, REFUSING TO LEAVE, POSSIBLY 390	X-71 AS NEEDED. SEE 71 LOG FOR CLEARANCE
C	D	R	875 E MARIPOSA ST,ALD PHOTOGRAPHY"	132	FO/40, TRANSIENT TYPE WITH BAGS, LEANING AGAINST INF'S DOOR, REFUSING TO LEAVE, POSSIBLY 390	COOP, LEFT LOC, NO CRIME  RE 415B, DP WAS
Incident Date: 08/31/21						
O	D	R	875 E MARIPOSA ST,ALD	240	FLAG DOWN RE FW/A PASSED OUT ON SIDEWALL. 914F	WHO WAS SLEEP/DISORIENTED ON SIDEWALK.FIRE RSPD,ENG 11 CAPT PICHE



# ALTADENA TOWN COUNCIL

Serving the community since 1975

[www.altadenatowncouncil.org](http://www.altadenatowncouncil.org)

730 East Altadena Drive • Altadena, California 91001

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

January 18, 2024

Project Number PRJ2023-002042  
CUP number SPR RPPL2023-002960 Bernee Restaurant – Sale of beer and wine  
875 E Mariposa St., Altadena CA 91001

Dear Ms. Bodek,

The Altadena Town Council (ATC) resolved, at its January 16th, 2024 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 comment including Land Use Committee (LUC) meetings and the ATC meeting. In addition, direct community outreach was completed by canvassing approximately 432 residences and businesses to obtain feedback and providing notice of public hearing for those not home at the time. There was one residents in opposition to the project. There were no residents expressing opposition to the project at any of the public hearings held. Seven statements were taken in person during canvassing, and one email and one text message were received that expressed support for the project. Those statements are attached.

## Conclusion

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

Thank you for your attention to this project.

Sincerely,

Victoria Knapp  
Altadena Town Council Chair

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