

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 25, 2026

HEARING DATE: July 7, 2026 AGENDA ITEM: 5

PROJECT NUMBER: PRJ2026-000649-(1)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2026000523

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 18922 Gale Avenue, Rowland Heights

OWNER: Rowland Ranch Properties LLC Lessor Mandarin Plaza Group

APPLICANT: Steve Rawlings

CASE PLANNER: Steve Mar, Senior Regional Planner
smar@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2026-000649-(1), CUP Number RPPL2026000523, 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 RPPL2026000523 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) to change the current allowed sales of beer and wine for on-site consumption to the sale of beer, wine, and distilled spirits for on-site consumption at an existing restaurant in the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) Zone pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5).

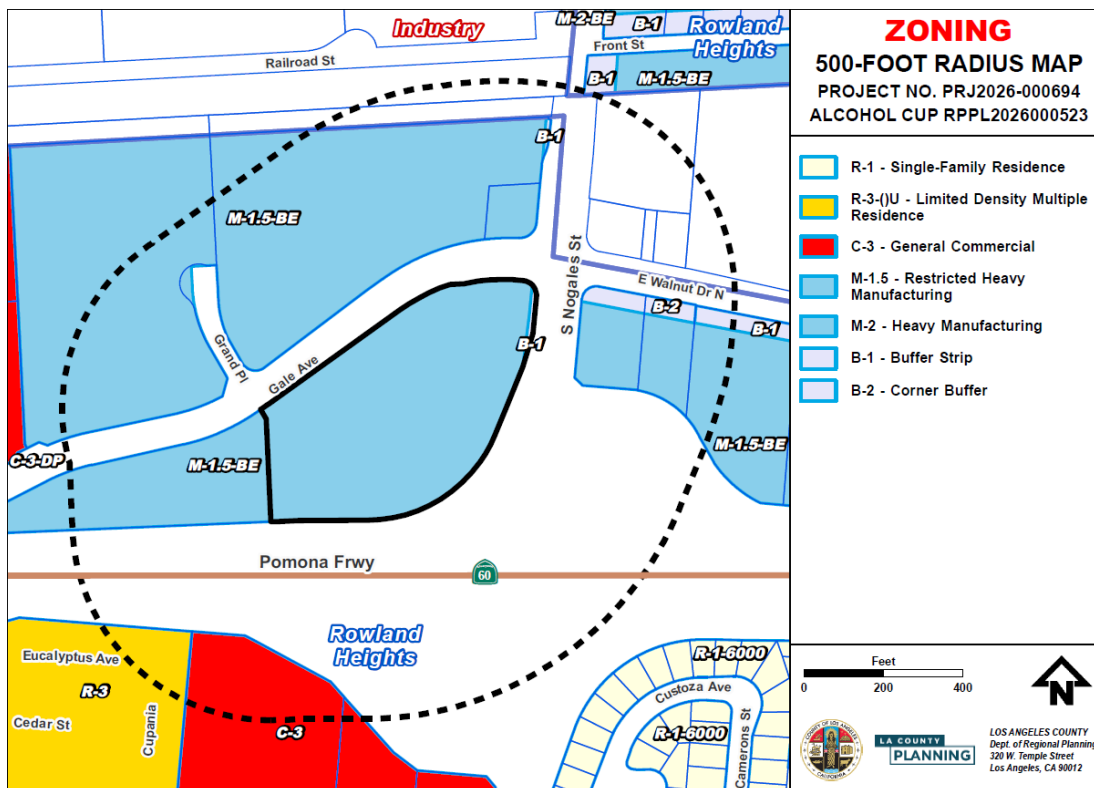
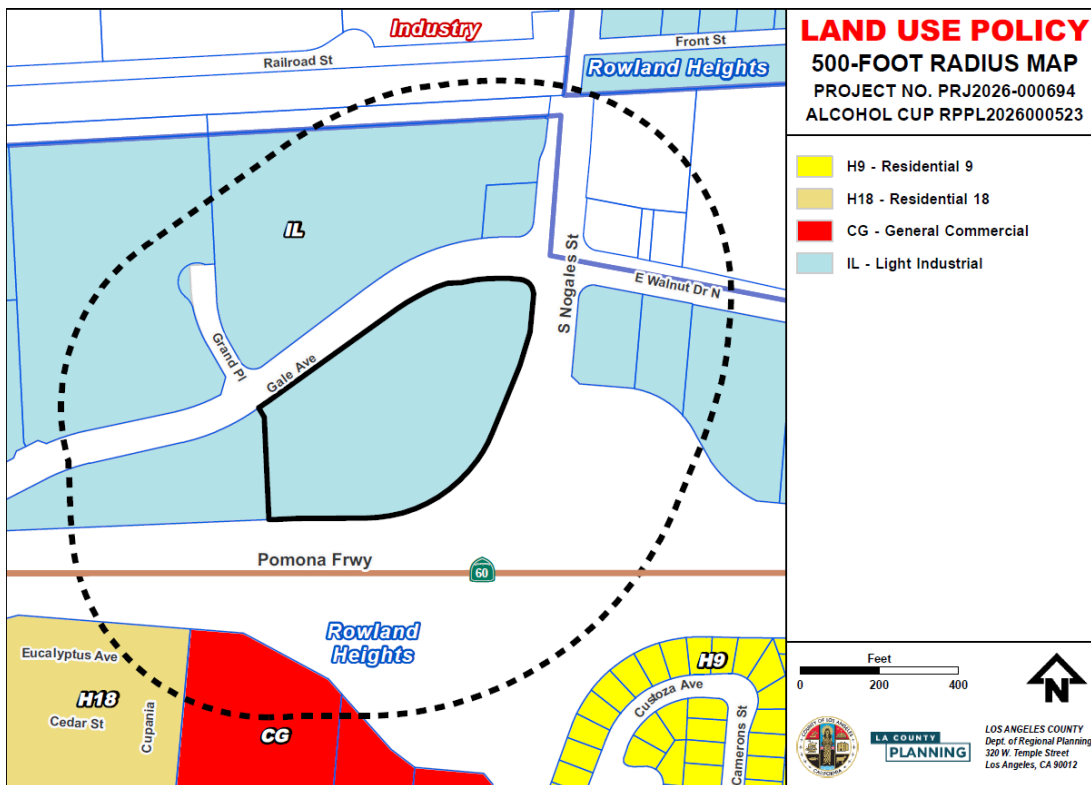
B. Project

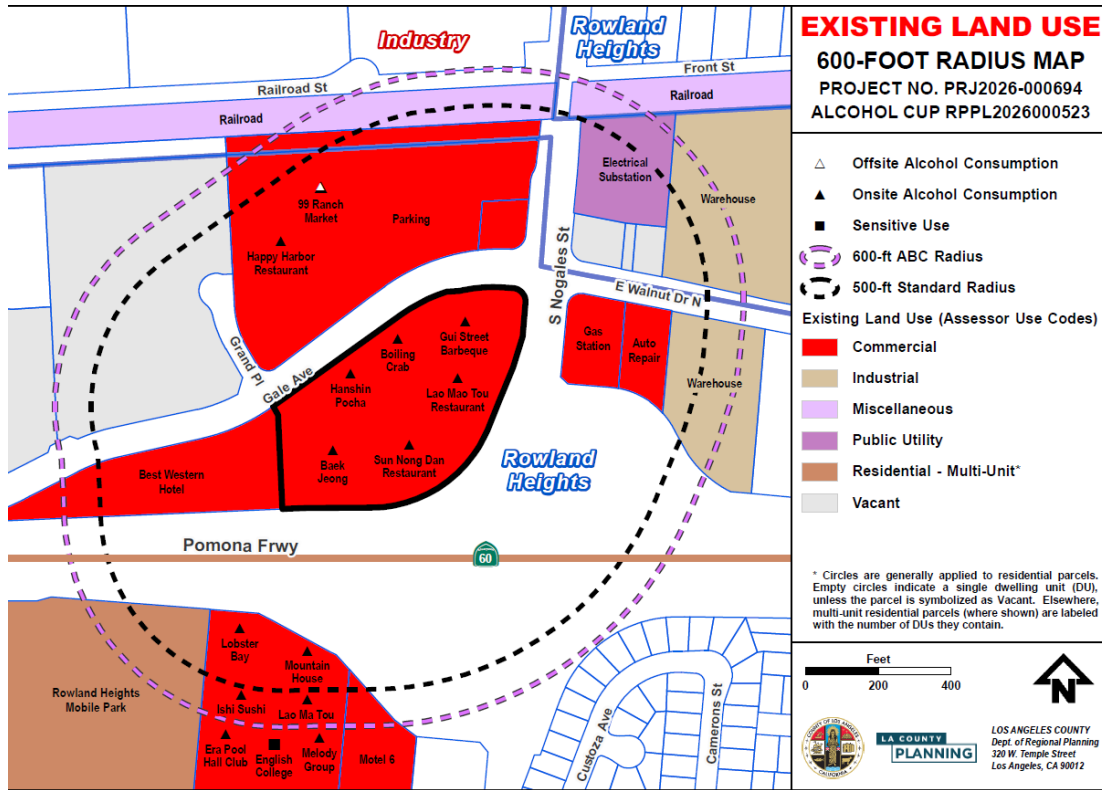
The applicant, Steve Rawlings, requests a CUP to change the current allowed sales of beer and wine for on-site consumption to the sale of beer, wine, and distilled spirits for on-site consumption at an existing restaurant (“Boiling Crab”) located in a commercial shopping center in the M-1.5-BE zone pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The restaurant is currently authorized to sell beer and wine for on-site consumption under CUP No. 201500082 until February 16, 2031. The proposed alcohol sales hours will remain the same as the current CUP, from 9:00 a.m. to 12:00 a.m. (midnight), seven days a week. Staff recommends approval of the Project because the sale of beer, wine, and distilled spirits for on-site consumption at a restaurant serves a public convenience and necessity by providing a commonly accepted and complementary service that is usually offered at a restaurant. If approved, this subject CUP will supersede the existing CUP 201500082.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1.5-BE	Shopping Center
NORTH	IL	M-1.5-BE	Shopping Center
EAST	IL	M-1.5-BE	Commercial, Utility, Storage/Warehouses
SOUTH	CG (General Commercial)	C-3 (General Commercial)	State Route 60 Freeway, Commercial, Mobilehome Park
WEST	IL	M-1.5-BE	Hotel, Shopping Center





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area)	5/25/1948
5214	A-1-10,000	10/19/1948
860096z	M-1.5-BE	6/10/1986

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan No. 32580	Establishment of multi-tenant commercial shopping center.	Approved 6/17/1984
Plot Plan No. 201500068	Authorized tenant improvements for the operation of the subject restaurant (“Boiling Crab”)	Approved 5/5/2015

	with a floor area of 11,430 square feet and an occupancy load of 345 persons.	
CUP No. 201500082	Authorized the sale of beer and wine for on-site consumption for the subject restaurant (“Boiling Crab”).	Approved 2/16/2016, Expires 2/16/2031

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
Zoning Permit Enforcement No. 2022002488	Violation of CUP No. 201500082: Restaurant selling alcohol to-go, violation of Condition No. 19 (beer and wine for on-site consumption), No. 20 (conditions of approval maintained on premises), No. 21 (loitering), and No. 27 (designated driver program).	Closed 8/10/2022

ANALYSIS

A. Land Use Compatibility

The proposed sale of beer, wine, and distilled spirits for on-site consumption at a full-service restaurant at the subject property is compatible with nearby commercial uses and serves the community by providing a beverage service that complements the restaurant’s food and dining service. The establishment is located in a commercial shopping center with other typical commercial uses offering a variety of dining, shopping, and entertainment services, including restaurants that serve alcoholic beverages for on-site consumption. Other nearby commercial uses and shopping centers within 500 feet of the Project Site include other restaurants that serve beer and wine for on-site consumption, and one restaurant that has an approved CUP to serve beer, wine, and distilled spirits for on-site consumption but has not acquired an alcoholic beverage license yet. The sale of beer, wine, and distilled spirits for on-site consumption at a restaurant is a permitted use in the M-1.5 zone once a CUP is obtained. Alcoholic beverage sales are compatible with the location's IL land use designation in the East San Gabriel Valley Area Plan (“Area Plan”), a component of the General Plan. Currently there are 20 other establishments within a 500-foot radius of the subject property that sell alcohol. Fifteen (15) establishments are restaurants that sell beer and wine for on-site consumption (including the subject Boiling Crab restaurant); one establishment is a restaurant that has an

approved CUP to serve beer, wine, and distilled spirits for on-site consumption but has not acquired an alcoholic beverage license yet; one establishment is a billiards hall that sells beer and wine for on-site consumption; one establishment is a karaoke establishment that has an approved CUP to serve beer, wine, and distilled spirits for on-site consumption (but is currently operating with an on-site beer and wine alcohol license); one establishment is a supermarket that sells beer, wine, and distilled spirits for off-site consumption; and one establishment is a gas station convenience store that sells beer and wine for off-site consumption. In addition to its current alcoholic beverage license to sell beer and wine for on-site consumption, the subject restaurant also has an alcoholic beverage license for alcohol sales for catering. There are no sensitive uses within 600 feet of the subject property.

B. Neighborhood Impact (Need/Convenience Assessment)

The sale of beer, wine, and distilled spirits for on-site consumption at a restaurant on the subject property is compatible with the surrounding neighborhood and enhances the dining experience for the community. The subject restaurant is located within an existing commercial shopping center surrounded mostly by other commercial uses. There are no sensitive uses within 600 feet of the Project Site. The shopping center serves as an activity hub and community focal point with multiple options for shopping, dining, and other commercial services.

There are 17 businesses with on-site alcoholic beverage licenses within a 500-foot radius of the subject property, and one additional business that has an approved on-site alcohol CUP but not yet acquired an alcohol license. Fifteen (15) establishments are restaurants that sell beer and wine for on-site consumption; one establishment is a billiards hall that sells beer and wine for on-site consumption; and one establishment is a karaoke establishment that has an approved CUP to serve beer, wine, and distilled spirits for on-site consumption but is currently operating with an on-site beer and wine alcohol license.

There are no sensitive uses within 600 feet of the subject property.

The subject property is located in Census Tract No. 4082.13 and is located in a census tract with an overconcentration of alcohol licenses for on-site consumption according to statistics provided by the California Department of Alcoholic Beverage Control (“ABC”) in a report dated February 24, 2026. As per ABC, 31 on-site alcohol licenses exist in the census tract, including the subject restaurant’s existing license, and six on-site licenses are allowed.

The subject property is located in Crime Reporting District No. 2931 and is within a high crime reporting district according to statistics provided by ABC. The subject property is located off of the major commercial corridor of Gale Avenue which has a variety of retail, office, and other commercial services and is a major thoroughfare for nearby residents and regional visitors. This concentration of commercial establishments tends to lead to a

higher number of reported crimes in the Crime Reporting District compared to the average number of reported crimes in other reporting districts. Furthermore, the County Sheriff had no objection to the request.

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in a high crime reporting district or in a census tract with an overconcentration of alcohol licenses. Although located in a high crime reporting district and in a census tract with an overconcentration of alcohol licenses, the sale of alcoholic beverages for on-site consumption would serve as a public convenience to the surrounding community by providing alcoholic beverage services that are customary to and expected at a restaurant and supports the restaurant's economic viability. However, this public convenience and necessity needs to be balanced with the potential adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit L). Because of these potential adverse effects, alcoholic beverage sales at the establishment shall remain consistent with the existing CUP, limited to the hours of 9:00 a.m. to 12:00 a.m. (midnight) daily which precludes sales either too early or too late in the day. The County Sheriff, in their letter received on March 24, 2026, stated that the subject restaurant has had no calls for service for disorderly conduct, drunkenness, or altercations between January 1, 2025, to March 17, 2026.

Recommended Hours of Alcohol Sales

The proposed alcohol sales hours are 9:00 a.m. to 12:00 a.m. (midnight), seven days a week. Staff recommends approval of the Project with these proposed alcohol sales hours because the sale of beer, wine, and distilled spirits for on-site consumption at a restaurant serves a public convenience and necessity by providing a commonly accepted and customary service that is usually offered at a restaurant. The restaurant was issued one zoning violation related to its CUP for on-site beer and wine consumption in May 2022 for selling alcohol to-go. The restaurant resolved these violations and met all of its prior CUP conditions by August 2022.

C. Design Compatibility

The proposed sale of beer, wine, and distilled spirits for on-site consumption at an existing restaurant does not affect the physical design of the establishment nor of the shopping center. No physical alterations are proposed with this CUP request. The subject restaurant is located within the M-1.5-BE zone, the East San Gabriel Valley Planning Area Standards District ("PASD") and the Rowland Heights Community Standards District ("CSD") and the sale of beer, wine, and distilled spirits for on-site consumption does not conflict with any design standards of the M-1.5-BE zone, the PASD, or the CSD.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

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

BURDEN OF PROOF

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

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The sale of alcoholic beverages for on-site consumption at an existing restaurant will continue to be an accessory service to the restaurant's food service and the change from on-site beer and wine to on-site beer, wine, and distilled spirits does not significantly change the restaurant's current operations and does not involve any physical alterations to the tenant space. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, designated historic district, nor State Designated County Scenic Highway. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Sheriff, in a letter received March 24, 2026, recommended that the Project proceed to public hearing.

B. Public Comments

Rowland Heights Community Coordinating Council

The Rowland Heights Community Coordinating Council, in a letter dated April 1, 2026, does not oppose the Project.

Report

Reviewed By: _____

Maria Masis, AICP, Supervising Regional Planner

Report

Approved By: _____

Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	ABC B&P Worksheet
EXHIBIT I	Sheriff's Comment Letter, March 24, 2026
EXHIBIT J	Rowland Heights Community Coordinating Council, April 1, 2026
EXHIBIT K	CUP No. 201500082
EXHIBIT L	<ol style="list-style-type: none">1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010. https://www.ncbi.nlm.nih.gov/pubmed/210840802. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. https://www.ncbi.nlm.nih.gov/pubmed/245888593. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013 (https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage)

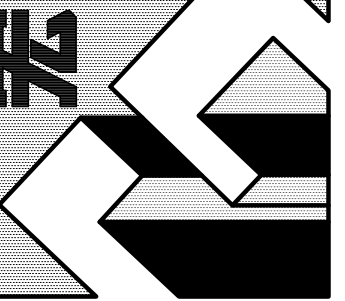
The Boiling Crab



FOR REFERENCE ONLY
NO NEW CONSTRUCTION PROPOSED.

18922+1 E GALE AVE., ROWLAND HEIGHTS, CA 91748

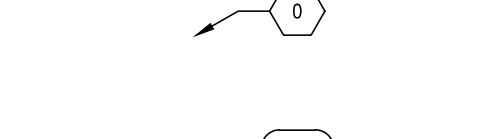
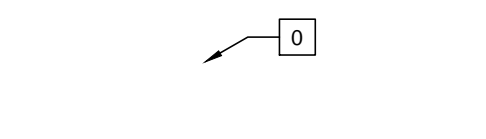
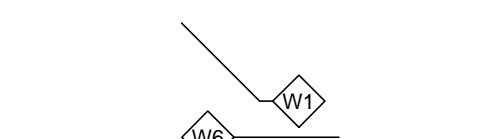
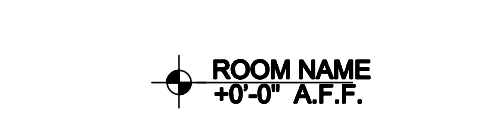
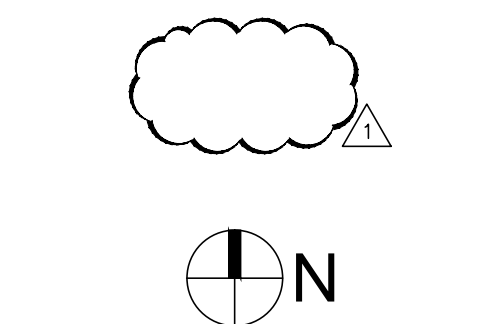
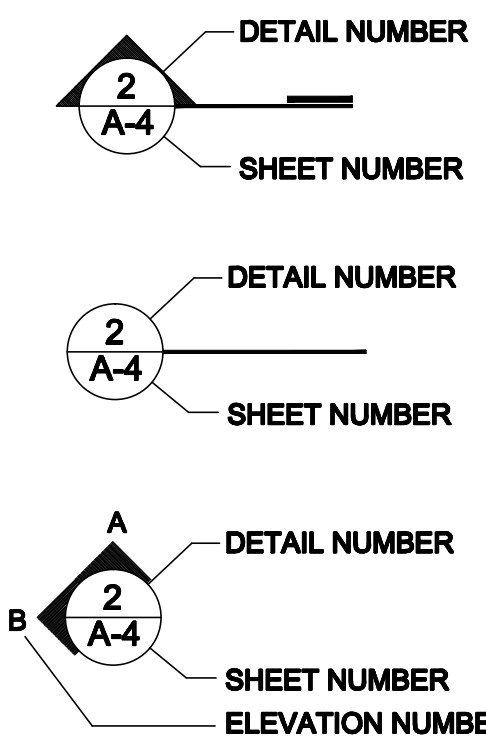
GARY WANG & ASSOCIATES, INC.
1255 Corporate Center Dr., Suite 6
Monterey Park, CA 91754
tel: (626) 288-6898
fax: (626) 768-7101



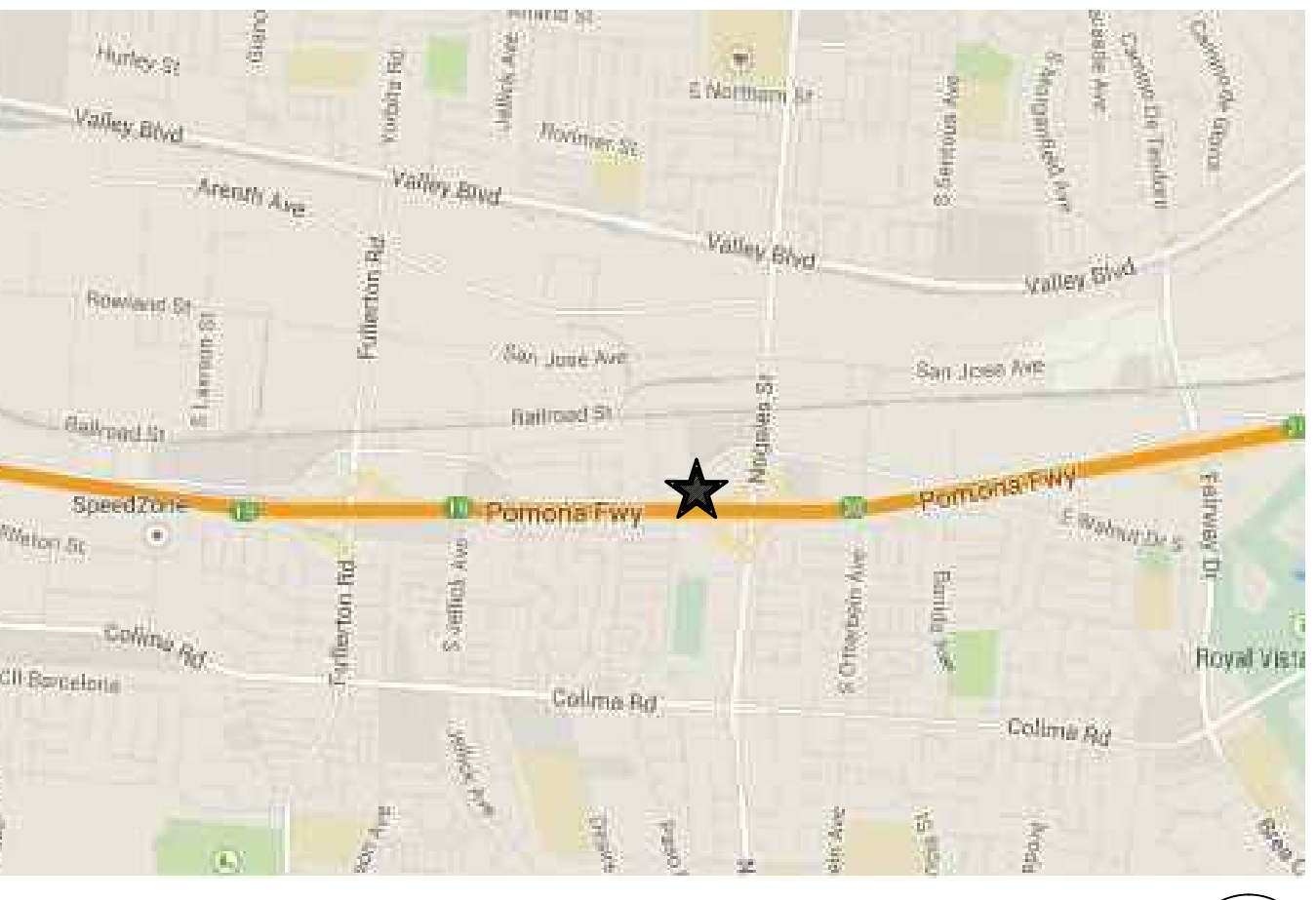
Member of The American Institute of Architects

GENERAL NOTES

- ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS, AND ORDINANCES AND AS SPECIFIED BY ALL GOVERNING AUTHORITIES WHERE APPLICABLE. REFERENCE IS TO THE LATEST ACCEPTED EDITION OR REVISION. IN THE EVENT OF CONFLICT WITH CODE REQUIREMENTS, THAT CODE REQUIREMENT OR NOTE WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE.
- THE INTENTION OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING ANY PORTION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS, OR WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY FOR CLARIFICATION.
- DIMENSIONS ARE FROM FACE OF WALL OR TO CENTER OF WALL AS INDICATED ON DRAWINGS, UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. WALLS NOT DIMENSIONED ARE TO ALIGN WITH EXISTING WALLS OR BE ABUTTED OR APPLIED TO EXISTING WALLS PER DRAWINGS. DOORS NOT DIMENSIONED AND SHOWN JAMB TIGHT SHALL BE SET 3" FROM PERPENDICULAR WALL TO OUTER EDGE OF DOOR JAMB.
- REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND PROVIDE NECESSARY BRACING PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, AS WELL AS THE DRAWINGS OF OTHER CONSULTANTS, ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF WORK SHOWN ON THE DRAWINGS OF CONSULTANTS. THE CONTRACTOR SHALL BRING ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE DRAWINGS OF THE CONSULTING ENGINEERS TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS AND NOT BROUGHT TO THE ARCHITECT'S ATTENTION SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND AT NO EXPENSE TO THE OWNER OF ARCHITECT.
- PRIOR TO PERFORMANCE OF WORK, THE CONTRACTOR SHALL REQUIRE EACH SUBCONTRACTOR TO NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE DRAWINGS FOR HIS TRADE THAT CANNOT BE FULLY GUARANTEED.
- CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ALL OPENINGS WITH ALL DRAWINGS AND MANUFACTURED ITEMS WHERE APPLICABLE.
- THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- THE CONTRACTOR HEREIN AGREES TO REPAIR OR REPLACE ANY OR ALL WORK, TOGETHER WITH ANY OTHER ADJACENT WORK WHICH MAY BE DISPLACED IN CONNECTION WITH SUCH REPLACEMENT, THAT MAY PROVE TO BE DEFECTIVE IN WORKMANSHIP OR MATERIALS WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, ORDINARY WEAR AND UNUSUAL ABUSE OR NEGLIGENCE EXCEPTED.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, LANDSCAPING, MATERIALS, ETC., DURING CONSTRUCTION. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES DISRUPTED OR DAMAGED DURING CONSTRUCTION TO MATCH EXISTING ADJACENT SURFACES.
- THE CONTRACTOR SHALL ON A DAILY BASIS KEEP THE PREMISES FREE FROM ALL ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES, SUBCONTRACTORS, OR WORK, AND AT THE COMPLETION OF THE WORK SHALL REMOVE ALL RUBBISH, DEBRIS, EQUIPMENT, AND SURPLUS MATERIALS FROM IN AND ABOUT THE BUILDING AND LEAVE THE PREMISES "BROOM CLEAN".
- ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS BY THE CONTRACTOR OR OWNER WITHOUT THE ARCHITECT'S APPROVAL IN WRITING RELEASES THE ARCHITECT OF RESPONSIBILITY AND LIABILITY IN CONNECTION WITH ALL WORK SO INVOLVED.
- CLARIFICATIONS ON AND/OR INCONSISTENCIES WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL CHARGES WILL NOT BE GRANTED BASED ON CLAIMS OF INCOMPLETE, INACCURATE, OR INCONSISTENT DRAWINGS AND SPECIFICATIONS.
- THE ARCHITECT SHALL REVIEW OR TAKE OTHER APPROPRIATE ACTION UPON CONTRACTOR'S SUBMITTALS SUCH AS SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, BUT SHALL DO SO ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW OF SUCH SUBMITTALS IS NOT CONDUCTED FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSIONS AND QUANTITIES OR FOR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATION OR PERFORMANCE OF EQUIPMENT OF SYSTEMS, ALL OF WHICH REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT'S REVIEW SHALL NOT CONSTITUTE ACCEPTANCE OF SAFETY PRECAUTIONS OR, UNLESS OTHERWISE SPECIFICALLY STATED BY THE ARCHITECT, OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES.



VICINITY MAP



★ 18922+1 E GALE AVE., ROWLAND HEIGHTS, CA 91748



ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	MAX.	MAXIMUM
A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
AC.T.	ACOUSTICAL TILE	M.B.	MARKER BOARD
ADMIN.	ADMINISTRATION	MET.	METAL
BLD'G	BUILDING	(N)	NEW
B.N.	BULL NOSE	N.I.C.	NOT IN CONTRACT
B.L.	BUILDING LINE	NO.	NUMBER
C.B.	CHALK BOARD	O.C.	ON CENTER
CEM.	CEMENT	O.D.	OUTSIDE DIAMETER
CEM. PLAS.	CEMENT PLASTER	OPEN'G	OPENING
C.F.	CUBIC FEET	OPP.	OPPOSITE
CL'G	CEILING		
CLSR'M	CLASSROOM	PL	PLATE
CLR	CLEAR	PLYWD	PLYWOOD
CMU	CONCRETE MASONRY UNIT	PR	PAIR
CONC.	CONCRETE		
C.T.	CERAMIC TILE	REQ.	REQUIRED
DET.	DETAIL	S.F.	SQUARE FEET
DETS	DETAILS	SHT	SHEET
DIA	DIAMETER	SIM.	SIMILAR
(E)	EXISTING	S.S., ST.S.	STAINLESS STEEL
EXIST'G	EXISTING	S.	STANDARD
EL.	ELEVATION	STRUC.	STRUCTURAL
ELEV.	ELEVATION, ELEVATOR	T.O.	TOP OF
E.P.	ELECTRICAL PANEL	T.A.	TOP OF ASPHALT PAVING
EQ.	EQUAL	T.B.	TACK BOARD
F.G.	FINISH GRADE	T.C.	TOP OF CONC., T.O. CURB
F.H.C.	FIRE HOSE CABINET	T.W.	TOP OF WALL
FIN.	FINISH, FINISHED	TYP.	TYPICAL
FLR	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG	FOOTING	V.C.T.	VINYL COMBINATION TILE
GA.	GAUGE	VERT.	VERTICAL
GALV	GALVANIZED	VEST.	VESTIBULE
GYP. BD.	GYPSPUM BOARD	W	WITH
HORIZ.	HORIZONTAL	W/O	WITHOUT
I.C.	INTERCOM	W.I.	WROUGHT IRON
I.D.	INSIDE DIAMETER		
INFO.	INFORMATION		

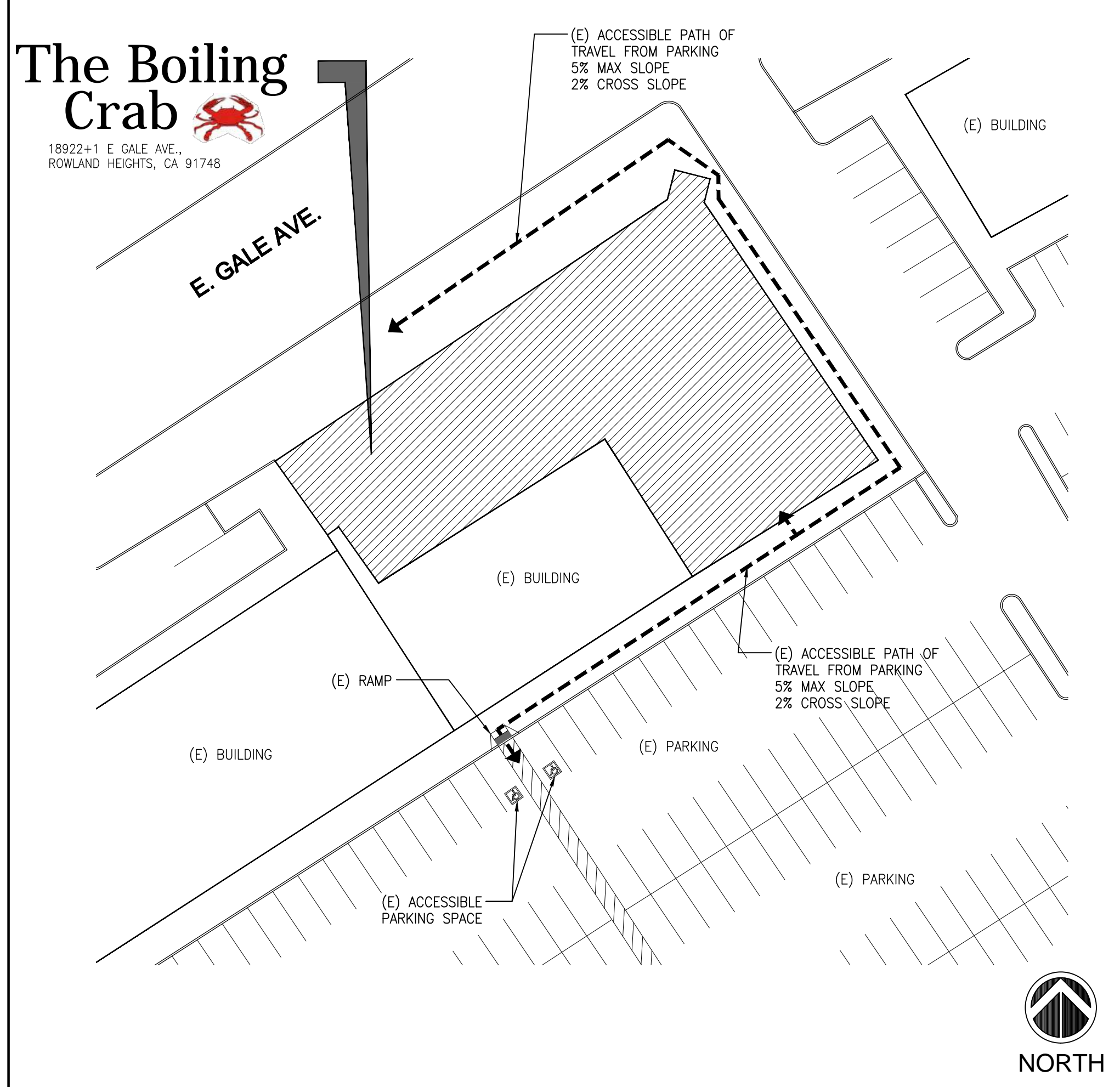
SHEET INDEX

T-1.0	COVER SHEET
T-1.1	GENERAL NOTES
T-1.2	GENERAL NOTES
T-1.3	ACCESSIBILITY NOTES
T-1.4	ACCESSIBILITY NOTES
T-1.5	ACCESSIBILITY DETAILS
A-0.0	ENLARGED SITE PLAN
A-0.1	DEMOLITION PLAN
A-1.0	OCCUPANCY PLAN
A-1.1	FLOOR PLAN
A-1.2	FLOOR PLAN AND CEILING FIXTURES SCHEDULE
A-1.3	REFLECTED CEILING PLAN
A-1.4	FLOOR FINISH AND EXIT PLAN
A-2.0	INTERIOR ELEVATIONS
A-2.1	INTERIOR ELEVATIONS
A-2.2	INTERIOR ELEVATIONS
A-3.0	DETAILS
K-1.0	EQUIPMENT PLAN
K-1.1	EQUIPMENT SCHEDULE

PROJECT SUMMARY

PROJECT ADDRESS: 18922+1 E GALE AVE. ROWLAND HEIGHTS,	ARCHITECT: GARY WANG AND ASSOCIATES 1255 CORPORATE CENTER DR., SUITE 8 MONTEREY PARK, CA 91754 PH: (626) 288-6898 FAX: (626) 768-7101
PROJECT DESCRIPTION: CUP APPLICATION FOR THE SALE OF FULL-LINE ALCOHOL FOR ON-SITE CONSUMPTION	TENANT: THE BOILING CRAB 18902 E. GALE AVE. #A/B ROWLAND HEIGHTS, CA. 91748 PH (626) 964 9300 ATTN DADA NGO / CARLOS DELGADO
CODE ANALYSIS: 2014 L.A. BUILDING CODE 2014 L.A. PLUMBING CODE 2014 L.A. MECHANICAL CODE 2014 L.A. ELECTRICAL CODE 2014 L.A. ENERGY STANDARD	LANDLORD: MANDARIN PLAZA GROUP, LLC 515 S. FIGUEROA ST. STE. 1028 LOS ANGELES, CA 90071 ATTN: MARY CHAN EMAIL: mary@edwardsproperties.com PH (213) 891 1928 EXT. 109
ACTUAL NUMBER OF SEATS: 249 (INCL. 11 ACCESSIBLE)	OCCUPANCY LOAD:
CONSTRUCTION TYPE: V-B / SPRINKLERED	ASSEMBLY
OCCUPANCY GROUP: A-2	DINING AREA (A) UNCONCENTRATED 3,022.95 SQ. FT. 15 SQ.FT. 202
NUMBER OF STORIES: 1	DINING AREA (B) FIXED SEATS 162.4 L.F. X 12= 1949 L.I. 24 L.I. 81
TOTAL AREA: 11,430 SQ. FT. (USABLE AREA)	WAITING AREA (C) 206.7 SQ. FT. 7 SQ.FT. 29.5
DEFERRED SUBMITTALS: EXTERIOR SIGNAGE, FIRE SPRINKLER SYSTEM, UNDER SEPARATE PERMIT	SERVICE AREA (D) 591 SQ. FT. 100 SQ.FT. 5.9
	KITCHEN/PREP AREA (E) 1339 SQ. FT. 200 SQ.FT. 6.7
	STORAGE AREA (F) 450 SQ. FT. 300 SQ.FT. 1.5
	EMPLOYEE BREAK AREA (G) 219 SQ. FT. 100 SQ.FT. 2.2
	OFFICE (H) 97 SQ. FT. 100 SQ.FT. 0.9
	TO GO (J) 193 SQ. FT. 100 SQ.FT. 1.93
	TOTAL 6,381.97 SQ. FT. 331.63
	NO. OF EXITS REQUIRED: 2 / NO. OF EXITS PROVIDED: 2

SITE PLAN



PROJECT TITLE / ADDRESS
THE BOILING CRAB
ROWLAND HEIGHTS
18922 E GALE AVE., ROWLAND HEIGHTS, CA 91748

DATE DRAWN
01/14/15

DRAWN BY
AZ/EM

JOB NUMBER
14-288

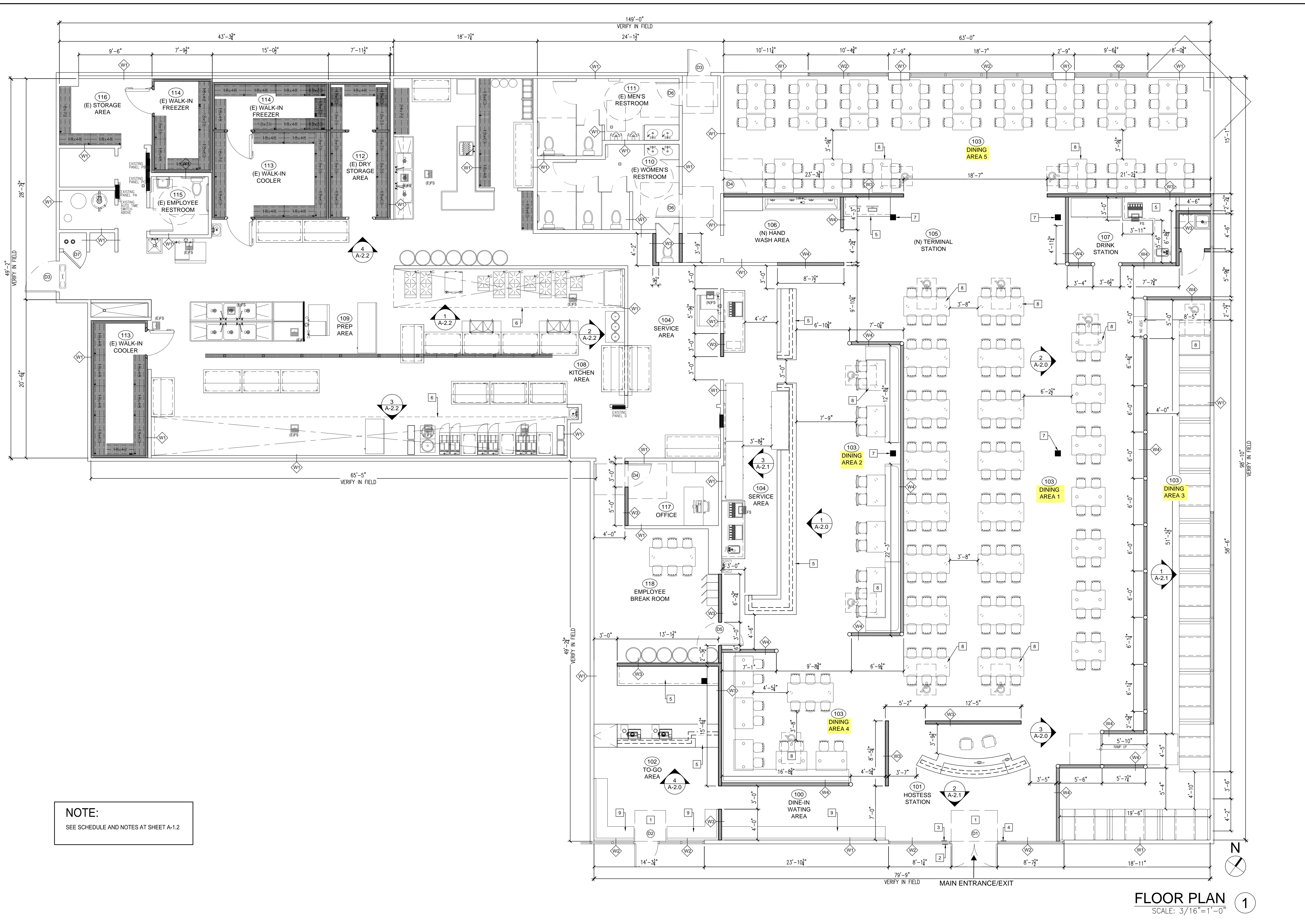
REVISED

1	-
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SHEET CONTENT
INDEX NOTES, PROJECT INFO, VICINITY MAP, SITE PLAN

SHEET NUMBER

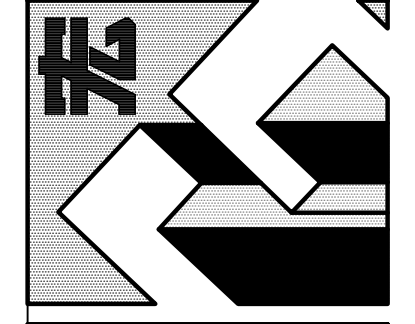
T-1.0



NOTE:
SEE SCHEDULE AND NOTES AT SHEET A-1.2

FLOOR PLAN ①
SCALE: 3/16" = 1'-0"

GARY WANG & ASSOCIATES, INC.
1255 Corporate Center Dr.,
Suite 8
Monterey Park, CA 91754
tel: (626) 268-8808
fax: (626) 768-7101



Member of The American Institute of Architects

PROJECT TITLE / ADDRESS
THE BOILING CRAB
ROWLAND HEIGHTS
18922 E GALE AVE., ROWLAND
HEIGHTS, CA 91748

DATE DRAWN
01/14/15

DRAWN BY
AZ/EM

JOB NUMBER
14-288

REVISED

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▲	-
▲	-

SHEET CONTENT

FLOOR PLAN

SHEET NUMBER

A-1.1



PROJECT NUMBER PRJ2026-000694-(1)
HEARING DATE July 7, 2026
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2026000523

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Properties LLC Lessor Mandarin Plaza Group / Steve Rawlings

MAP/EXHIBIT DATE

1/14/2015

PROJECT OVERVIEW

The applicant, Steve Rawlings, requests a conditional use permit ("CUP") to change the current allowed sales of beer and wine for on-site consumption to the sale of beer, wine, and distilled spirits for on-site consumption at an existing restaurant ("Boiling Crab") located in a commercial shopping center in the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The restaurant is currently authorized to sell beer and wine for on-site consumption under CUP No. 201500082 until February 16, 2031. If approved, this subject CUP will supersede the existing CUP No. 201500082.

LOCATION

18922 Gale Avenue, Rowland Heights

ACCESS

via Gale Avenue

ASSESSORS PARCEL NUMBER(S)

8264-021-039

SITE AREA

6.5 Acres

GENERAL PLAN / LOCAL PLAN

East San Gabriel Valley Area Plan

ZONED DISTRICT

Puente

PLANNING AREA

East San Gabriel Valley

LAND USE DESIGNATION

IL (Light Industrial)

ZONE

M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICTS

East San Gabriel Valley Planning Area Standards District ("PASD"), Rowland Heights Community Standards District ("CSD")

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030.F (Alcoholic Beverage Sales Burden of Proof Requirements)
 - Chapter 22.366 (East San Gabriel Valley PASD requirements)
 - Section 22.366.090 (Rowland Heights CSD requirements)
 - Section 22.22.060 (Development Standards for Industrial Zones)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 893-7009

E-MAIL ADDRESS:

smar@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2026-000649-(1)
CONDITIONAL USE PERMIT NO. RPPL2026000523

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. **RPPL2026000523** on July 7, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Steve Rawlings, requests a CUP to change the current allowed sales of beer and wine for on-site consumption to the sale of beer, wine, and distilled spirits for on-site consumption at an existing restaurant (“Boiling Crab”) located in a commercial shopping center in the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) zone pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The restaurant is currently authorized to sell beer and wine for on-site consumption under CUP No. 201500082 until February 16, 2031. If approved, this subject CUP will supersede the existing CUP 201500082.
4. **PREVIOUS ENTITLEMENT(S).** Plot Plan (“PP”) No. 32580, approved June 17, 1984, authorized the establishment of a multi-tenant commercial shopping center. PP No. 201500068, approved May 5, 2015, authorized tenant improvements for the operation of the subject restaurant (Boiling Crab) with a floor area of 11,430 square feet and an occupancy load of 345 persons. CUP No. 201500082, approved February 26, 2016, authorized the sale of beer and wine for on-site consumption for the subject restaurant.
5. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the East San Gabriel Valley Planning Area Standards District (“PASD”), the Rowland Heights Community Standards District (“CSD”), and the Puente Zoned District and is currently zoned M-1.5-BE. Pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), a CUP is required for the sale of beer, wine, and distilled spirits for on-site consumption.

7. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IL	M-1.5-BE	Shopping Center
EAST	IL	M-1.5-BE	Commercial, Utility, Storage/Warehouses
SOUTH	CG (General Commercial)	C-3 (General Commercial)	State Route 60 (“SR-60”) Freeway, Commercial, Mobilehome Park
WEST	IL	M-1.5-BE	Hotel, Shopping Center

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 6.5 acres in size and consists of one legal lot. The Project Site is irregular in shape with flat topography and is developed with a multi-tenant shopping center.

B. Site Access

The Project Site is accessible via Gale Avenue, an 82-foot-wide public street, to the north. Primary access to the Project Site will be via an entrance/exit on Gale Avenue. There is no secondary access point to the Project Site.

C. Site Plan

The site plan depicts the subject restaurant located in a tenant space of a multi-tenant shopping center property. Vehicular access to the property is via multiple driveways off of Gale Avenue. The restaurant's floor plan depicts the dining areas where food and beverage service occur. The sale and consumption of alcoholic beverages will be restricted to the depicted dining areas.

D. Parking

The Project Site provides a total of 482 parking spaces. Restaurant uses require one parking space per three persons based on the restaurant's occupancy load. The Project has an approved occupancy load of 345 persons requiring 115 parking spaces. The shopping center's existing 482 parking spaces can accommodate these 115 parking spaces.

9. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the sale of beer, wine, and distilled spirits for on-site consumption at an

existing restaurant as an accessory service to the restaurant's food service and the change from sale of on-site beer and wine to sale of on-site beer, wine, and distilled spirits does not significantly change the restaurant's current operations and does not involve any physical alterations to the tenant space. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, designated historic district, nor State Designated County Scenic Highway. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

10. PUBLIC COMMENTS.

The Rowland Heights Community Coordinating Council, in a letter dated April 1, 2026, does not oppose the CUP request.

11. AGENCY RECOMMENDATIONS.

A. County Sheriff's Department: Recommended approval in a letter received March 24, 2026.

12. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 20, 2026, a total of 85 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 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the IL land use designation is intended for light industrial uses but does not preclude less intensive uses such as general commercial uses, including retail and service establishments. The sale of beer, wine, and distilled spirits for on-site consumption at an existing restaurant supports the continued commercial use of the property.

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

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

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

The Project allows for the sales of beer, wine, and distilled spirits in addition to its current beer and wine offerings for on-site consumption at an existing restaurant located in a shopping center. The Project allows the restaurant to offer a wider range of alcoholic beverages with its dining services and will help maintain an existing commercial service in the neighborhood.

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

- *(Policy LU-3.1: Land Use Diversity) Enable a more diverse land use pattern to meet the needs of residents and employees, including increased housing options, viable commercial uses, a variety of employment opportunities, ample parks and open spaces, and a range of superior community services and amenities to support the mental, physical, emotional, economic, and social well-being of the community.*
- *(Policy LU-3.11: Commercial Use Flexibility) Provide flexibility in permitted land uses in commercially designated areas to allow a mix of retail, restaurant, small-scale institutional, office, and other compatible uses in commercial centers to prevent vacancies and increase accessibility to the community's everyday needs.*

The Project has the potential to enhance an existing restaurant's services by offering additional alcoholic beverage selections to complement their food service and will help maintain an existing commercial service in a neighborhood that has a mix of commercial and light industrial uses. The underlying restaurant is located in an existing commercial shopping center that supports a variety of other retail, restaurant, and commercial services.

ZONING CODE CONSISTENCY FINDINGS

15. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the M-1.5 zoning classification as the sale of alcoholic beverages for on-site consumption is permitted in such zone with a CUP pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5).

CONDITIONAL USE PERMIT FINDINGS

16. The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The existing establishment is a bona-fide restaurant where the sale of beer, wine, and distilled spirits for on-site consumption is and will continue to be in conjunction with the restaurant's food service. The business will comply with all County and California Department of Alcoholic Beverage Control ("ABC") regulations for responsible alcohol service. The restaurant is an established business along a major commercial corridor and the change from on-site beer and wine to on-site beer, wine, and distilled spirits will not significantly expand the restaurant's operations.

17. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** While the Project is a request for the sale of beer, wine, and distilled spirits for on-site consumption, the Project Site is located in an existing shopping center that has been previously approved in conformance with all development standards prescribed under Title 22 (Planning and Zoning) of the County Code. The shopping center property is irregular in shape and has an area of 6.5 acres. No physical expansion or changes are proposed as part of the Project.
18. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** While the Project is a request for the sale of beer, wine, and distilled spirits for on-site consumption, the Project Site is located off of Gale Avenue, an 82-foot-wide public street which can handle all vehicular traffic generated by the commercial uses in the vicinity. The Project Site is serviced by all necessary public services and utilities that are needed for the Project Site's tenants.
19. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS

20. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** The Project Site is not located within 600 feet of these sensitive uses.
21. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The subject restaurant is located in a tenant space within a multi-tenant commercial shopping center. The entrance to the establishment is oriented towards the shopping center's interior surface parking lot and away from any adjoining properties. The only residential area within 500 feet of the project site is a mobilehome park community located on the other side of the SR-60 Freeway to the southwest. Alcoholic beverage sales at the establishment shall be limited to the hours of 9:00 a.m. to 12:00 a.m. (midnight) daily, same as the previous CUP for sale of beer and wine for on-site consumption, to continue to avoid any potential early morning or late-night adverse effects to the area.
22. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The existing establishment is a bona-fide restaurant where the proposed sale of beer, wine, and distilled spirits for on-site consumption is and will continue to be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed change from on-site beer and wine sales to on-site beer, wine, and distilled spirits

beverage sales with the restaurant's food service enhances customers' dining experience and has the potential to increase economic activity in the shopping center.

23. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The sale of beer, wine, and distilled spirits for on-site consumption at the restaurant would not alter the existing exterior appearance of the shopping center's structure.
24. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.** ABC reported that the Project Site is located in a census tract with an overconcentration of on-site alcohol licenses and in a high crime reporting district. The sale of beer, wine, and distilled spirits for on-site consumption at the restaurant is a complementary and customary service that is typical for a full-service restaurant. Other nearby restaurants also serve alcoholic beverages as part of their dining service. By having beer, wine, and distilled spirits available for on-site consumption, the restaurant can provide a public convenience to its customers by offering an upgraded beverage service that enhances their existing beer and wine service to accompany their food selection. To ensure continued compatibility between the Project and the surrounding land uses, the CUP grant term is limited to 10 years.

ENVIRONMENTAL FINDINGS

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

ADMINISTRATIVE FINDINGS

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

materials shall be the Section Head of the Puente Whittier Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

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

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and

PROJECT NO. PRJ2026-000649-(1)
CONDITIONAL USE PERMIT NO. RPPL2026000523

EXHIBIT C
FINDINGS
PAGE 8 OF 8

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2026000523**, subject to the attached conditions.

ACTION DATE: July 7, 2026

MM:SM

07/07/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-003002-(1)
CONDITIONAL USE PERMIT NO. RPPL2025002864

PROJECT DESCRIPTION

The project is to authorize the sale of beer, wine, and distilled spirits for on-site consumption at an existing restaurant (“Boiling Crab”) subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning’s cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee’s counsel.

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

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

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on July 7, 2036.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** 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.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of 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

\$2,350.00 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. Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
12. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

17. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **September 7, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Staff ("Staff") 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)

20. **Scope of Approval.** This grant authorizes the sale of beer, wine, and distilled spirits for on-site consumption at a restaurant. This grant supersedes Conditional Use Permit No. 201500082.
21. **Loitering Restrictions and Enforcement.** Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.

22. **Employee Alcohol Training Requirements.** All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Staff within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.
23. **Prohibition of Alcohol Sales to Intoxicated Persons.** The Permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
24. **Restrictions on Alcohol Advertising.** The Permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
25. **Age Requirement for Alcohol Sales.** Alcoholic beverages shall only be sold or served to patrons age 21 or older.
26. **Exterior Lighting Standards and Compliance.** The Permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the Permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty (30) minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
27. **Address Signage Requirements.** 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.
28. **Prohibition of Exterior Security Bars and Roll-Up Doors.** Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.

29. **Property Maintenance and Cleanliness Standards.** The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
30. **Authorized Hours for Alcohol Sales.** This grant authorizes the sale of a full line of alcohol for on-site consumption from 9:00 a.m. to 12:00 a.m. (midnight), seven days a week.
31. **Restrictions on Alcohol Consumption Areas.** There shall be no consumption of alcoholic beverages outside the designated dining areas, 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.
32. **Designated Driver Program Implementation.** The Permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-sided card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.
33. **Noise and Music Compliance Requirements.** Music or other audible noise at the premises shall comply with County Code Title 12 to the satisfaction of the County Department of Public Health.
34. **Posting of Law Enforcement and Transportation Contacts.** The Permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
35. **Prohibition of Live Entertainment and Dancing.** No live entertainment, dancing, or dance floor is authorized in or outside the premises.
36. **Employee Age Requirements for Serving Alcohol.** Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties.
37. **Alcohol Sales Restricted to Food Orders.** Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.

38. **Restrictions on Outdoor Alcohol Consumption.** The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant, as depicted on the site and floor plans labeled Exhibit "A."
39. **Requirement to Employ Full-Time Cook.** The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
40. **Continuous Food Service During Operating Hours.** Food service shall be continuously provided during operating hours.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

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

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

<p>B.1 The proposed use will be consistent with the adopted General Plan for the area.</p>
<p>B.2 The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
<p>B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>

<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none">a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; andb. By other public or private service facilities as are required.

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:

- | |
|---|
| <ul style="list-style-type: none"> 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. |
| |
| |
| |
| |

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:

- | |
|---|
| <ul style="list-style-type: none"> 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. |
| |
| |

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.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: June 5, 2026
PROJECT NUMBER: PRJ2026-000649-(1)
PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2026000523
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 18922 Gale Avenue, Rowland Heights
OWNER: Rowland Ranch Properties LLC Lessor Mandarin Plaza Group
APPLICANT: Steve Rawlings
CASE PLANNER: Steve Mar, Senior Regional Planner
smar@planning.lacounty.gov

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

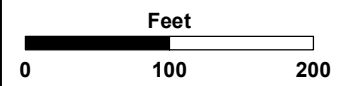


AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2026-000694
ALCOHOL CUP RPPL2026000523

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



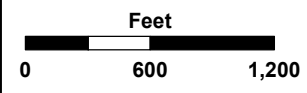
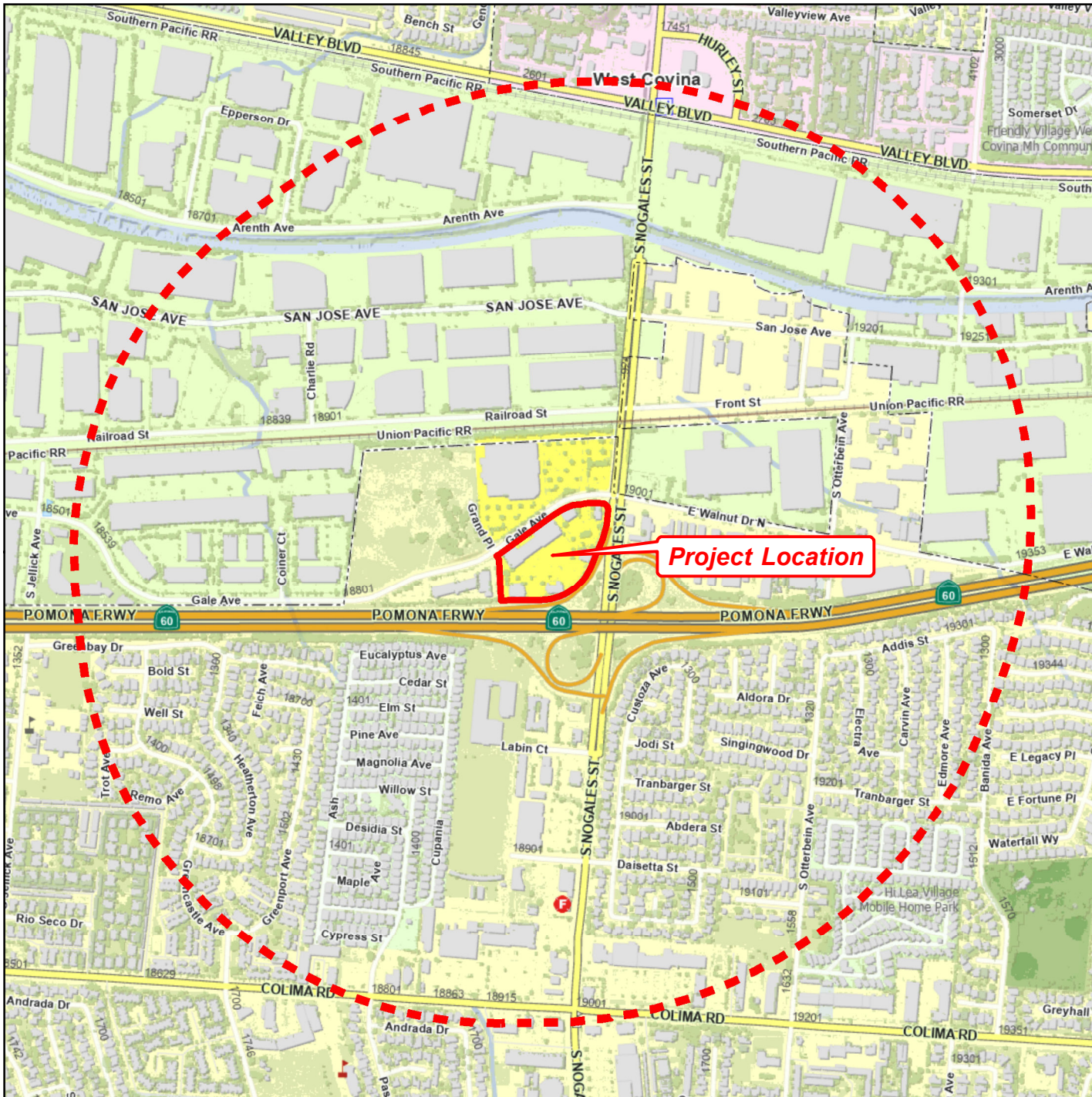
LA COUNTY
PLANNING

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

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2026-000694
ALCOHOL CUP RPPL2026000523



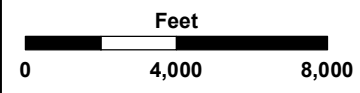
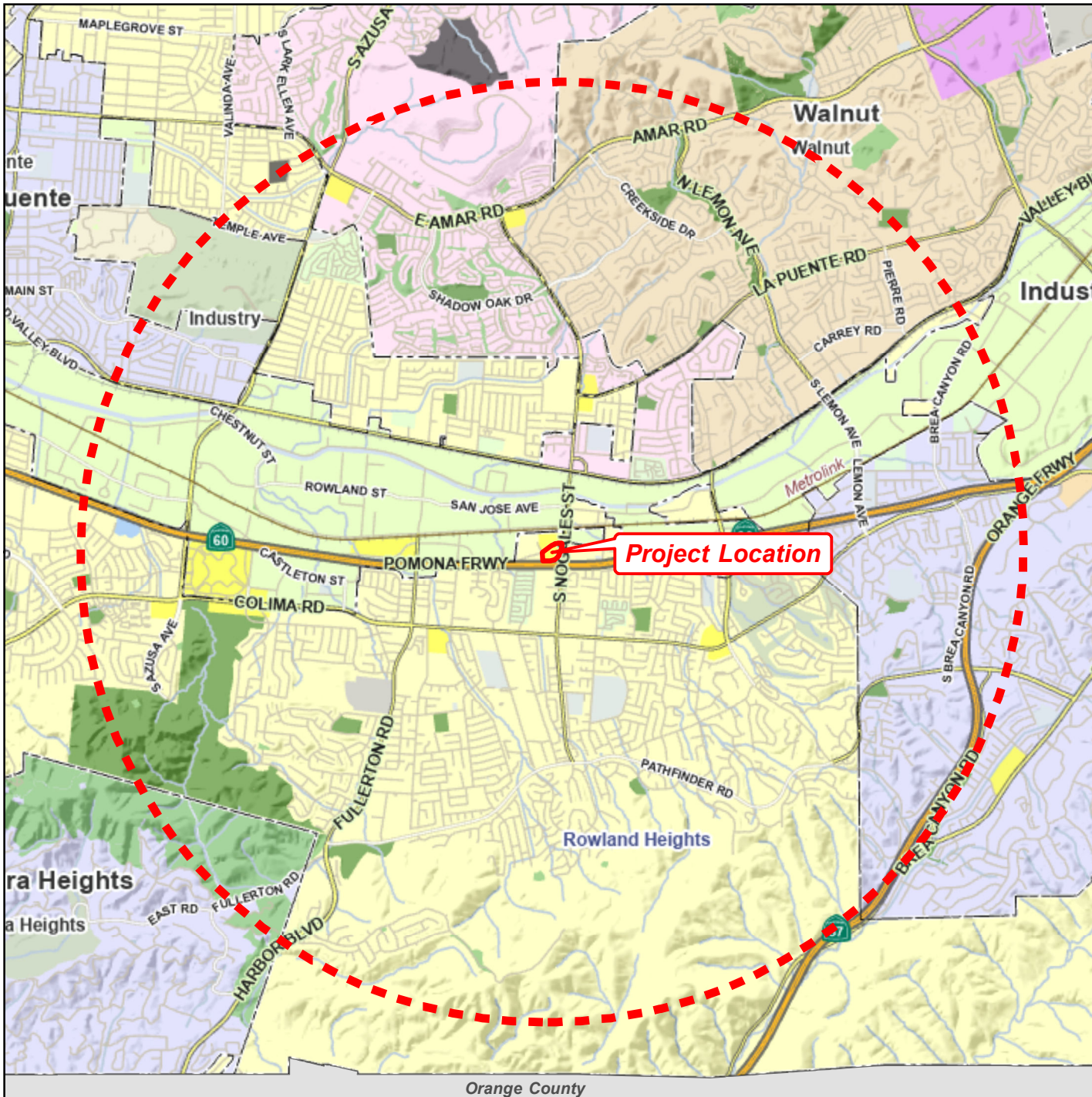
LA COUNTY
PLANNING

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

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2026-000694
ALCOHOL CUP RPPL2026000523



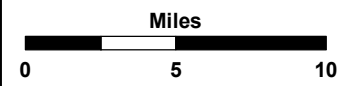
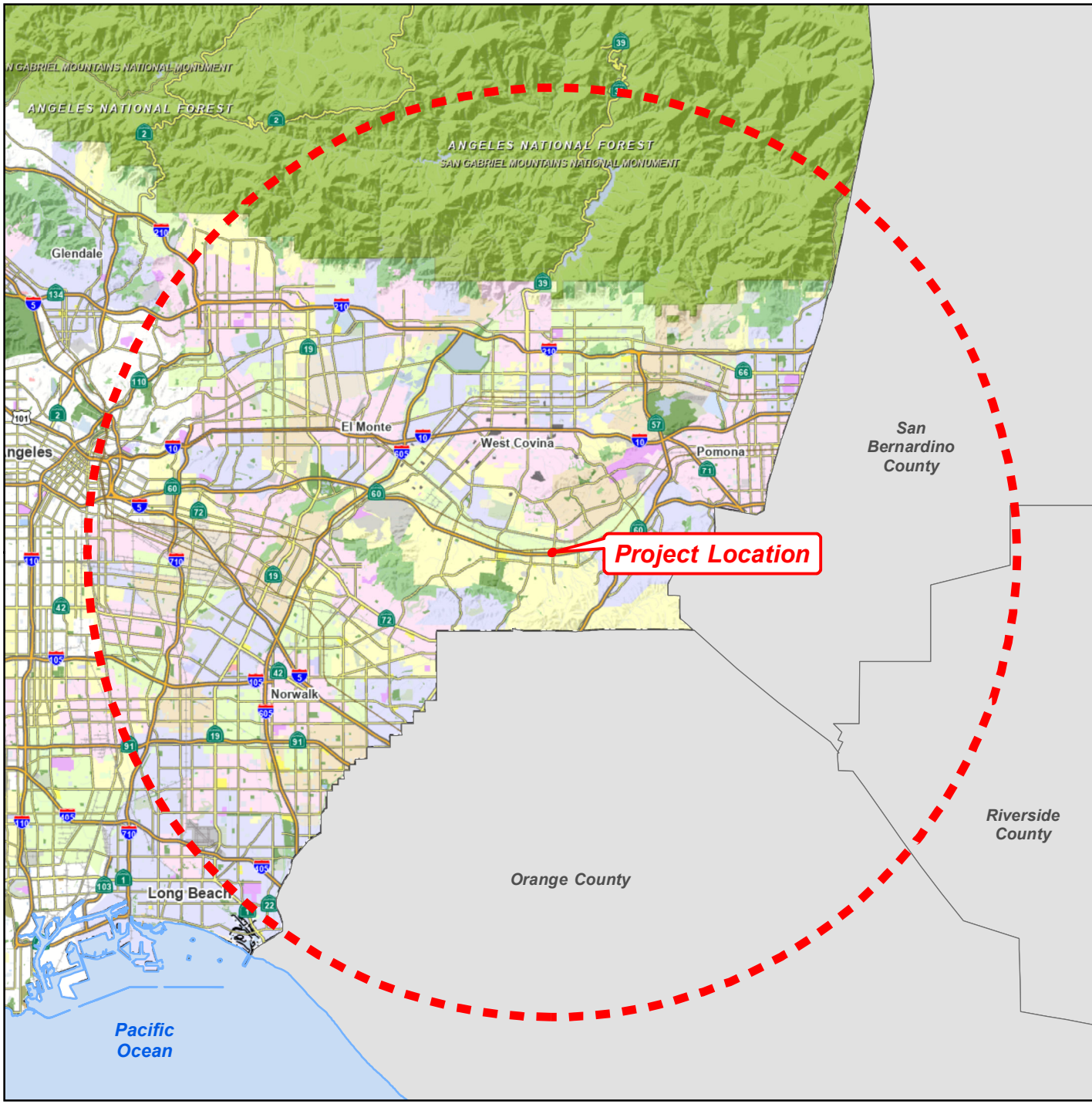
LA COUNTY
PLANNING

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

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2026-000694
ALCOHOL CUP RPPL2026000523



LA COUNTY
PLANNING

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

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

Instructions

- This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

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

18922 Gate Ave, Rowland Heights (CMT) 91748-1355

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 | |

Other - describe:

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1:899

On-Sale Off-Sale

On-Sale Off-Sale

8. CENSUS TRACT NUMBER

4082.13

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

6

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

31

On-Sale Off-Sale

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

679-B4

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13)

No (Go to Item #20)

WALNUT SS

13. CRIME REPORTING DISTRICT NUMBER

2931

14. TOTAL NUMBER OF REPORTING DISTRICTS

547

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

36,734

16. AVERAGE NO. OF OFFENSES PER DISTRICT

67.2

17. 120% OF AVERAGE NUMBER OF OFFENSES

80.6

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

636

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 winemaker's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

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

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

[Handwritten signature and date 02/24/26]



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No. PRJ2026-000694-(1)
Permit No.: CUP no., RPPL2026000523
Establishment: Boiling Crab
Location: 18922 Gale Ave., Rowland Heights
Description: Upgrading CUP and alcohol license from on-site beer and wine to on-site full-line alcohol.

(1) Summary of service calls and crime history for the project site over the last five years:

As of January 1, 2025, to March 17, 2026, there have been 40 calls for service to that location. The high majority of those calls (15) were vehicle burglaries that occurred in the parking lot. There was one instance of a domestic violence call on 08/12/25 in the parking lot in front of the location and one instance where a person brandished a knife, also in the parking lot. No charges were filed for brandishing.

Between the above listed dates there have been no calls for disorderly conduct, drunkenness or altercations pertaining to "Boiling Crab" (18922 E. Gale Ave, Rowland Heights).

This establishment has not been a problem; however, the parking lot of that center continues to be a high crime area do to the vehicle burglaries.

Based on the nature of the calls for service, the Walnut Sheriff's station recommends approval of this CUP.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

CC04122012

(2) Comments/recommended conditions:

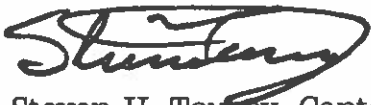
This establishment has not been a problem; however, the parking lot of that center continues to be a high crime area due to vehicle burglaries. Based on the nature of the calls for service, Walnut Sheriff's station recommends approval of this CUP.

(3) Overall recommendation:

- Sheriff recommends approval of this CUP.
- Sheriff does **NOT** recommend approval of this CUP.

Sincerely,

ROBERT G. LUNA SHERIFF



Steven H. Tousey, Captain
Walnut/Diamond Bar Station

P.O. Box 8171
Rowland Heights
California 91748

Email:
rhcc4RH@gmail.com

President:
Yvette Romo

Vice Presidents:
Brandon Macias
Maria Kramer
Kim De la Peza

Recording Secretary:
Denise Jackman

Treasurer
Linda Kuo

Corresponding
Secretary:
Charles Rivera

04/01/2026

Regional Planning Commission
County of Los Angeles
320 West Temple Street
Los Angeles, CA. 90012

Attn: Mr. Steven Mar
(Senior Regional Planner, Puente Whittier Development Services)

RE: #PRJ2026-000694 Boiling Crab

Mr. Mar:

The Rowland Heights Community Coordinating Council after much consideration, does **NOT OPPOSE** the CUP #PRJ2026-000694 Type 47 license of The Boiling Crab located at 18922 E. Gale Ave. Rowland Heights, CA. 91748.

Thank you for allowing us to consider this permit.

Sincerely,
Rowland Heights Community Coordinating Council
Yvette Romo-President
Rowland Heights Community Coordinating Council
626-253-7446
P.O. Box 8171
Rowland Heights, CA. 91748



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



February 16, 2016

Richard J. Bruckner
Director

The Boiling Crab, c/o Dada Ngo
16027 Brookhurst St., #G-168
Fountain Valley, CA 92708

**REGARDING: PROJECT NO. R2015-02101-(4)
CONDITIONAL USE PERMIT NO. 201500082
18922 EAST GALE AVENUE, ROWLAND HEIGHTS (APN 8264-021-014)**

Hearing Officer Gina Natoli, by her action of **February 16, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **March 1, 2016. Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Richard Claghorn of the Zoning Permits North Section at (213) 974-6443, or by email at rclaghorn@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Richard Claghorn for
Robert Glaser, Supervising Regional Planner
Zoning Permits North Section

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

c: DPW (Building and Safety); Zoning Enforcement; APEX LA c/o Margaret Taylor; Mandarin Plaza Group, LLC c/o Susan Chow

RG:RC

**FINDINGS AND ORDER
OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02101-(4)
CONDITIONAL USE PERMIT NO. 201500082**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on February 16, 2016, in the matter of Project No. R2015-02101-(4), Conditional Use Permit No. 201500082 ("CUP").
2. The permittee, the Boiling Crab restaurant ("permittee"), requests a CUP to authorize the sale of beer and wine for onsite consumption within an existing restaurant unit ("Project") located at 18922 East Gale Avenue in the unincorporated community of Rowland Heights ("Project Site") in the M-1.5-BE (Restricted Heavy Manufacturing-Billboard Exclusion) Zone pursuant to County Code Sections 22.32.140 and 22.56.195. The proposed restaurant hours are 9:00 a.m. to 12:00 a.m. (midnight), seven days per week.
3. The Project Site is a 6.56 acre parcel which contains the Mandarin Plaza shopping center, which consists of six separate buildings with a total area of 58,546 square feet. The Boiling Crab restaurant will occupy the east portion of the main building near Gale Avenue on the north part of the parcel in a unit that was previously the Coconut Bay restaurant but is currently vacant. The Assessor's Parcel Number (APN) is 8264-021-014. The Project Site is irregular in shape and is located at the southwest corner of Gale Avenue and Nogales Street and abuts the Pomona Freeway, which is immediately to the south of the parcel. The site is mostly flat with only a slight slope.
4. The Project Site is located in the Puente Zoned District and is zoned M-1.5-BE, except for a small narrow strip along Nogales Street in the northeast part of the Project Site, which is in the B-1 (Buffer) Zone. The subject restaurant and all buildings and parking spaces on the property are within the M-1.5-BE Zone.
5. The Project Site is located within the Industrial land use category of the Rowland Heights Community General Plan ("Community Plan") Land Use Policy Map.
6. Surrounding Zoning within a 600-foot radius includes:
 - North: M-1.5-BE, B-1 (Buffer)
 - South: C-3-BE (General Commercial-Billboard Exclusion), R-3-12U (Limited Multiple Residence-12 Dwelling Units Per Acre)
 - East: M-1.5-BE, B-1
 - West: M-1.5-BE
7. Surrounding land uses within a 600-foot radius include:
 - North: 99 Ranch Market shopping center, recycling center, distribution center

South: freeway, mobile home park, Pearl of the East shopping center, motel, restaurant, single-family residences
East: gas station, car wash, mini mart, psychic, auto repair, public storage, warehouse, industrial, utility
West: motel

8. The Project Site is accessible via Gale Avenue to the north.
9. The Sheriff recommended approval of this Project in a letter from August 7, 2015. The letter indicates that the Sheriff has no specific concerns about the property and that there have only been calls for alarm activations and routine calls. The letter also recommended conditions be added requiring installation of security cameras and alarms.
10. The occupant load for the restaurant, as determined by the Department of Public Works Building and Safety Division, is 345 persons. The occupant load was previously calculated as 352 persons in 1991.
11. The Project Site was zoned A-1-10,000 (Light Agricultural, 10,000 Square Foot Minimum Required Lot Area) by Ordinance 5122, effective June 24, 1948. It was rezoned to M-1.5 by Ordinance 6651, effective April 15, 1955, except for a narrow strip in the northeast part of the site, which was zoned B-1. Ordinance 9388, effective September 1, 1967, slightly expanded the M-1.5 zoned area on the south part of the site based on a change to the freeway alignment and parcel boundary. The zoning of the M-1.5 zoned portion of the site was changed to M-1.5-BE under Ordinance 86-00962, effective July 11, 1986.
12. The shopping center that is now known as Mandarin Plaza was originally approved by the Los Angeles County Department of Regional Planning ("DRP") under Plot Plan 32580 on June 12, 1984. It was then known as Rowland Heights II Shopping Center and was modified through later approvals, although the basic property layout has remained essentially the same. On October 30, 1991, Plot Plan 32580 was approved for a restaurant in the former Coconut Bay unit, which had an occupancy load of 352 persons. CUP 96-024 was approved for beer and wine sales within the restaurant where the current Boiling Crab is now located, at 18902 East Gale Avenue, on July 10, 1996. Tenant improvements and signage to convert this restaurant space into the Boiling Crab were approved under Plot Plan 201000055 on August 31, 2010. CUP 201300142 was approved for continued beer and wine sales in the current Boiling Crab restaurant on February 4, 2014. Plot Plan 201500068 was approved on May 5, 2015 for tenant improvements for the proposed Boiling Crab restaurant in the former Coconut Bay restaurant space, with a floor area of 11,430 square feet and an occupant load of 345. There was no previous CUP for the former Coconut Bay unit, but an ABC license was issued for it before the CUP requirement became effective on October 9, 1992. A full line (Type 47) ABC license was issued on October 6, 1992 for this unit, which remained active until it was

recently surrendered and cancelled. It was surrendered as of August 31, 2015 and the business has closed.

13. Regional Planning staff determined that the Project qualifies 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 involves the sale of alcoholic beverages in an existing restaurant.
14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearing by mail, newspaper, and property posting.
15. No comments have been received from the public at this time.
16. A duly noticed public hearing was held on February 16, 2016 before the Hearing Officer. A presentation of the Project was made by staff, during which changes to the draft findings and conditions were discussed. Additional restaurants with existing licenses to sell alcoholic beverages within a 500 foot radius of the Project Site were added to Finding No. 26 and conditions recommended by the Sheriff's Department were added as Conditions No. 33 and 34. The project representative, Margaret Taylor, spoke in support of the Project and agreed with the revised findings and conditions as discussed during the staff presentation. She also presented a petition to the Hearing Officer signed by people in support of the Project. There being no further testimony, the Hearing Officer closed the public hearing, determined that the project is categorically exempt, and approved the Project subject to the revised findings and conditions.
17. The Hearing Officer finds that the Project is consistent with the goals and policies of the Los Angeles County General Plan ("General Plan"). The Project is located within the Rowland Heights Community General Plan ("Community Plan"), a component of the General Plan. Both the General Plan and the Community Plan contain policies to ensure compatibility of development with the surrounding area. General Plan *Land Use Element Policy 5.2* is to "Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs." The Boiling Crab restaurant will be relocated to a new and larger unit within the same shopping center which was previously occupied by another restaurant, and it will continue to sell beer and wine for on-site consumption within the larger restaurant. The previous occupant of this space, Coconut Bay, offered a full line of alcoholic beverages, so the Boiling Crab will be a less intense use than the previous tenant in terms of the range of alcoholic beverages offered. This permit would allow the restaurant to continue to offer a wide range of beverage options to its customers in its new location, and will include appropriate conditions.
18. The Hearing Officer finds that the Community Plan also contains a policy relevant to the Project. Policy No. 2 of the Noise section (Page 29) is to "encourage the location of commercial and industrial structures where appropriate along freeway and

highway routes." The restaurant is located adjacent to the Pomona Freeway (State Route 60) and Nogales Street, a Major Highway, in a location appropriate for such uses. This location is consistent with the policies of the Community Plan.

19. The Hearing Officer finds that the proposed use is consistent with the M-1.5-BE zoning classification because the sale of alcoholic beverages is permitted within the M-1.5 Zone with a CUP pursuant to Sections 22.32.140 and 22.56.195 of the County Code.
20. The Hearing Officer finds that the Project satisfies the Conditional Use Permit Burden of Proof findings in Section 22.56.040 and the additional alcohol burden of proof findings in Section 22.56.195B of the County Code.
21. The Hearing Officer finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare. The restaurant provides another dining option for the community and will not endanger or jeopardize the general welfare as long as it is operated according to the applicable regulations and requirements, including the CUP conditions, requirements of the Sheriff's Department and requirements of the Department of Alcoholic Beverage Control. The subject restaurant is well buffered from surrounding residential areas to the south and all immediately surrounding land uses are either commercial or industrial. The restaurant is consistent with other uses in the area and the previous restaurant with a full line of alcohol in the same unit did not adversely affect the surrounding area, nor has the existing Boiling Crab restaurant in the same shopping center, based on the Sheriff's letter. The new tenant will accept and abide by all conditions and requirements.
22. The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping, and other development features as is required in order to integrate the Project into the surrounding area. The Boiling Crab restaurant is located in a 58,546-square-foot commercial center with 493 parking spaces. The subject parcel is 6.46 acres. The commercial center was legally established in 1984 pursuant to Plot Plan 32580 and met all applicable development features at the time of approval. Based on the analysis of current uses, 488 parking spaces are required, including 115 spaces for the subject restaurant.
23. The Hearing Officer finds that the Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required. The subject restaurant is in a commercial center accessible from Gale Avenue, a 66-foot-wide street, which is accessible from Nogales Street, a 100-foot-wide Major Highway as designated on the County Master Plan of Highways. Nogales Street is proposed to have Class II Bike Lanes as part of the 2012 County Bicycle Master Plan. Sidewalks are located along Gale Avenue and Nogales Street.

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 no places used exclusively for religious worship, schools, parks, playgrounds, or any similar use within 600 feet of the subject 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. The Project is buffered from residential uses by the Pomona Freeway and by surrounding commercial and industrial uses, so no residential areas would be adversely impacted by the Project. The nearest residential use is a mobile home park approximately 350 feet to the southwest, on the opposite side of the freeway. There is a single-family residential neighborhood over 600 feet to the southeast, also on the opposite side of the freeway.
26. The Hearing Officer finds that the requested use at the proposed location will not result in an undue concentration of similar premises. According to the available records there are 12 businesses currently selling alcoholic beverages on the subject property or within 500 feet of the property, including 10 restaurants and two markets. This does not include Coconut Bay, which is currently closed and has a cancelled ABC license. Although there are other businesses with on-site and off-site alcohol sales within 500 feet, it is not considered an undue concentration of establishments selling alcoholic beverages because no off-site sales are proposed. Since another restaurant in the same unit, Coconut Bay, had a full line of alcohol sales at this location for approximately 23 years, the restaurant use with alcohol sales is well established at this site and is suitable for this location. The current Boiling Crab restaurant has also operated without any reported problems or violations. The Sheriff's Department was consulted with regard to this Project and recommends approval of the CUP with conditions.
27. The Hearing Officer finds that the requested use will not adversely affect the economic welfare of the nearby community. The reopening of this business is expected to have a positive economic effect on the community. It will provide jobs and will bring tax revenue and income into the community and will reopen a currently vacant establishment.
28. The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of other commercial structures in the vicinity, and that it will not cause blight or deterioration or substantially diminish or impair property values in the neighborhood. The exterior appearance of the structure will be consistent with the structures in the surrounding area. Tenant improvements are proposed to the existing structure's interior, but the exterior will not change significantly. New signage will be consistent with the approved sign program and Rowland Heights Community Standards District requirements.

29. The Hearing Officer finds that it is necessary to limit the term of the grant to fifteen (15) years to assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses.
30. The Hearing Officer finds that pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting. All neighboring property owners within 500 feet of the Project Site were notified by mail, including 14 different owners. Additionally, the case materials were available on Regional Planning's website and at the Rowland Heights Library. A total of 12 Notices of Public Hearing were mailed to those on the courtesy mailing list for the Puente Zoned District and a notice was sent to the State of California Department of Alcoholic Beverage Control.
31. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional 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 Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and Community Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

- G. The requested use at the proposed location will not result in an undue concentration of similar premises because the use does not include any sales of alcoholic beverages for off-site consumption.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 1, Existing Facilities); and
- 2. Approves Conditional Use Permit No. 201500082, subject to the attached conditions.

ACTION DATE: February 16, 2016

RG:RC
February 16, 2016

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02101-(4)
CONDITIONAL USE PERMIT NO. 201500082**

PROJECT DESCRIPTION

The project is a conditional use permit to authorize the sale of beer and wine for onsite consumption within a restaurant subject to the following conditions:

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 ("Regional 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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional 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 Regional 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.

6. 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.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on February 16, 2031.** 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 CUP application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) 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.
9. 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. For the purposes of this provision, the sale of alcoholic beverages and satisfaction of Condition No. 2 shall be considered use of this grant.
10. 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. 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 of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial** (one every other year) inspections. Inspections shall be unannounced.

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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 22.56, Part 13 of the County Code.
12. 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.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. 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 Regional Planning ("Director").
15. 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.
16. 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 Regional 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 24 hours of notification of such occurrence, 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.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **four (4) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

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

19. This grant shall authorize the sale of beer and wine for on-site consumption in association with a restaurant.
20. 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 Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
21. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Part 10 of Chapter 22.52 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
22. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control (ABC). 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 facilities' training program by employees, the licensee and all managers shall be available upon request.
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, nor shall such advertising be visible from the exterior of the restaurant facility.

24. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
25. 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.
26. There shall be no consumption of alcoholic beverages outside the designated areas of the subject restaurant facility. 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.
27. 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 of Planning 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.
28. All servers of alcoholic beverages must be at least 18 years of age.
29. There shall be no music or other noise audible beyond the restaurant premises.

PROJECT SITE-SPECIFIC CONDITIONS

30. This grant authorizes the sale of alcoholic beverages from 9:00 a.m. to 12:00 a.m. (midnight) seven days per week. If more restrictive hours of operation requirements are imposed by ABC, then the more restrictive hours shall be observed.
31. Food service shall be continuously provided during operating hours.
32. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
33. Install security cameras inside the restaurant and outside facing the parking lot.
34. Install burglary and robbery alarms.