

REPORT TO THE HEARING OFFICER

DATE ISSUED:	October 16, 2025	
HEARING DATE:	October 28, 2025	AGENDA ITEM: 5
PROJECT NUMBER:	PRJ2024-002410-(1)	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2024003619	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	18888 Labin Court, C107, Rowland Heights	
OWNER:	Rowland Ranch Pearl of the East	
APPLICANT:	Yanmin Lai	
CASE PLANNER:	Steve Mar, Senior Regional Planner smar@planning.lacounty.gov	

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-002410-(1), CUP Number RPPL2024003619, 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 RPPL2024003619 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) for the sale of beer and wine for on-site consumption at an existing restaurant in the C-3-BE (General Commercial – Billboard Exclusion) Zone pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

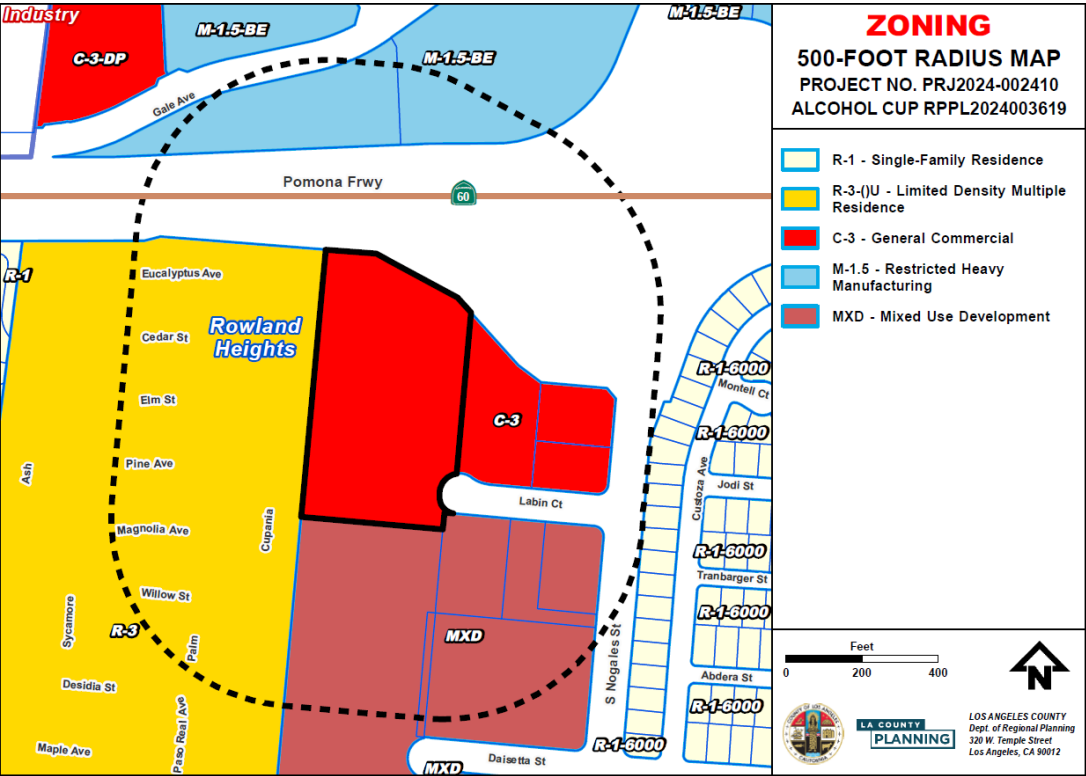
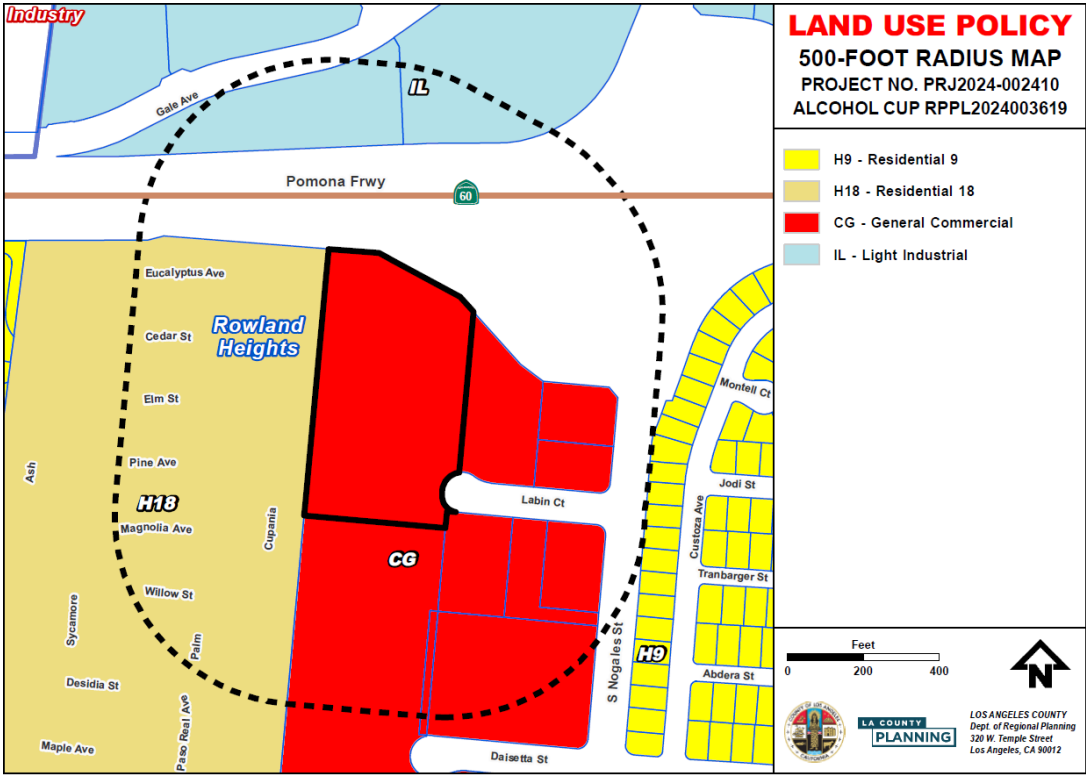
B. Project

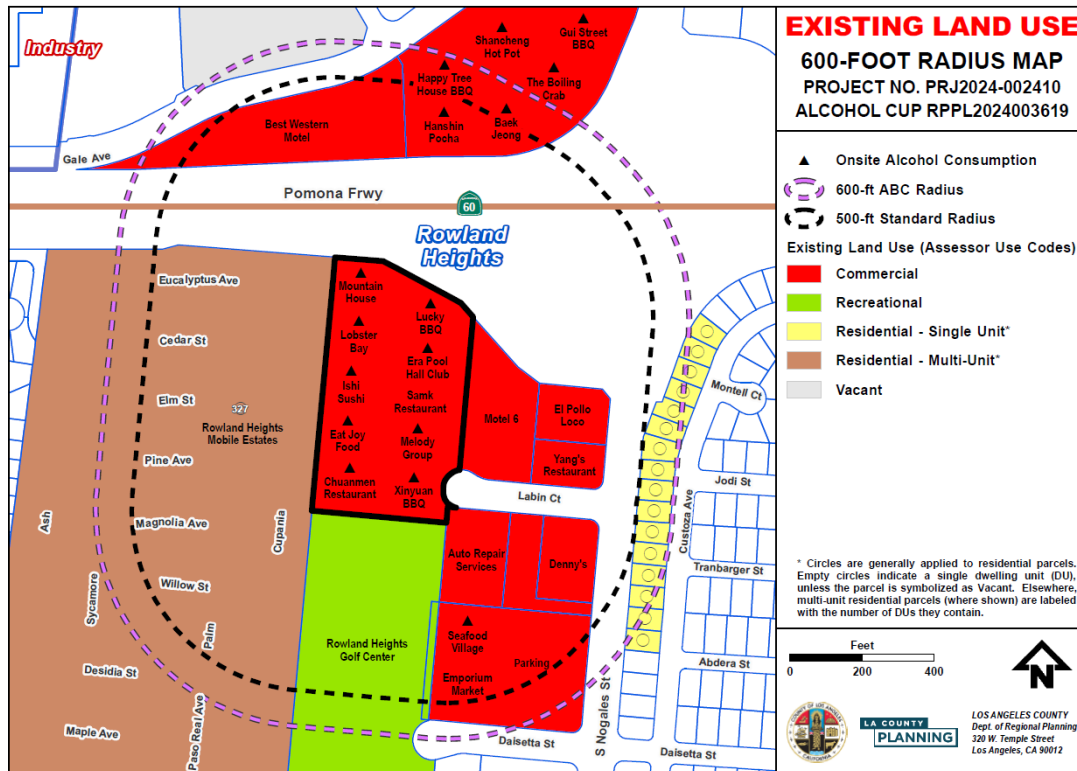
The applicant, Yanmin Lai, requests a CUP to authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Samk”) located in a commercial shopping center in the C-3 (General Commercial) zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

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	CG (General Commercial)	C-3	Shopping Center
NORTH	IL (Light Industrial)	M-1.5-BE (Restricted Heavy Manufacturing - Billboard Exclusion)	SR-60 (Pomona) Freeway, Motel, Shopping Center
EAST	CG, H9 (Residential 9 – 0 to 9 Dwelling Units per Acre Maximum Density)	C-3, A-1-6,000 (Light Agricultural - 6,000 Square Feet Minimum Required Lot Area)	Commercial, Single-Family Residences
SOUTH	CG	MXD (Mixed Use Development)	Golf Driving Range
WEST	H18 (Residential 18 – 0 to 18 Dwelling Units per Acre Maximum Density)	R-3 (Limited Density Multiple Residence)	Mobile Home Community





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area)	5/25/1948
8841	C-3	5/11/1965
12143	C-3-BE (General Commercial – Billboard Exclusion)	5/25/1980
RPPL2022014158	C-3	5/21/2024

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan No. 200800405	Authorized the construction of the shopping center.	Approved 7/23/2009

Plot Plan No. 201000980	Authorized the construction of a new four-level parking structure to provide a total of 618 parking spaces for the shopping center.	Approved 3/7/2012
Plot Plan No. 201500292	Authorized an updated parking plan with 386 surface parking spaces and 244 parking spaces within the parking structure, for a total of 630 parking spaces.	Approved 7/26/2016
Site Plan Review No. RPPL2023004449	Authorized tenant improvements for change of use from a retail store to a restaurant.	Approved 08/31/2023

C. Violations

There are no open violations for the subject tenant space.

ANALYSIS

A. Land Use Compatibility

The sale of beer and wine for on-site consumption at a full service restaurant at the subject property is compatible with nearby commercial and residential 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 also include restaurants that serve beer and wine for on-site consumption. The sale of beer and wine for on-site consumption at a restaurant is a permitted use in the C-3 zone once a CUP is obtained. Alcoholic beverage sales are compatible with the location's CG (General Commercial) land use designation in the East San Gabriel Valley Area Plan ("Area Plan"), a component of the General Plan. Currently there are 16 other establishments within a 500-foot radius of the subject property that sell alcohol. Fourteen (14) establishments are restaurants that sell beer and wine for on-site consumption, one establishment is a karaoke lounge that sells full-line alcohol for on-site consumption, and one establishment is a pool hall that sells beer and wine for on-site consumption. There are no sensitive uses within 600 feet of the subject property.

B. Neighborhood Impact (Need/Convenience Assessment)

The sale of beer and wine 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 and a mobile home park. 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 16 businesses with on-site alcoholic beverage licenses within a 500-foot radius of the subject property. Fourteen (14) establishments are restaurants that sell beer and wine for on-site consumption, one establishment is a karaoke lounge that sells full-line alcohol for on-site consumption, and one establishment is a pool hall that sells beer and wine for on-site consumption.

The subject property is located in Census Tract No. 4082.13 which is 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 14, 2025. Thirty-two (32) on-site alcohol licenses exist in the census tract and six on-site licenses are allowed. If the subject restaurant were granted an alcohol license, there would be 33 on-site alcohol licenses in the census tract.

The subject property is located in Crime Reporting District No. 4082.13 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 Nogales Street which has a large concentration of retail and other commercial establishments and is a destination for nearby residents and regional visitors. This concentration of retail and 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 ("Sheriff") had no objection to the request but noted that the shopping center itself has had a variety of calls for service regarding thefts from the parking lot, transient activity, and various locations selling alcohol to minors or sales without a license, which did not include the subject establishment.

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 census tract with an overconcentration of alcohol licenses or in a high crime reporting district. Although located in a census tract with an overconcentration of alcohol licenses and in a high crime reporting district, 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 K). Because of these potential adverse effects, alcoholic beverage sales at

the establishment shall be limited to the hours of 10:00 a.m. to 10:00 p.m. daily, which precludes sales either too early or too late in the day.

Recommended Hours of Alcohol Sales

The proposed alcohol sales hours are 10:00 a.m. to 10:00 p.m., seven days a week. Staff recommends approval of the Project with these proposed alcohol sales hours because the sale of beer and wine for on-site consumption at a restaurant within these designated hours serves a public convenience and necessity by providing a common complementary and customary service that is usually offered at a restaurant.

C. Design Compatibility

The proposed sale of beer and wine 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 East San Gabriel Valley Planning Area Standards District ("PASD") and the Rowland Heights Community Standards District ("CSD"). The sale of beer and wine for on-site consumption does not conflict with any design standards of the PASD or 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 beer and wine for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not significantly change the restaurant's current operations 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 or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Sheriff's Department of Public Works, in a letter dated February 25, 2025, 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 June 30, 2025, 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, February 5, 2025
EXHIBIT J	Rowland Heights Community Coordinating Council, June 30, 2025

EXHIBIT K

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/21084080>
2. "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/24588859>

3. "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>)

TAG

TOP-ARC GROUP

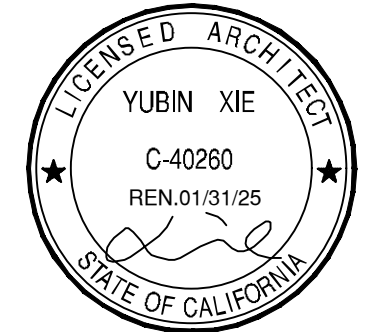
ARCHITECTURAL DESIGN FIRM

PHONE: (626) 226-3939
EMAIL: YAOQIONG0221@YAHOO.COM

SUNJOW CAFE

18888 Labin Ct, #C 107
Rowland Heights, CA 91748

TITLE SHEET



REVISIONS

[illegible]

DATE:

DRAWN BY: S.C.

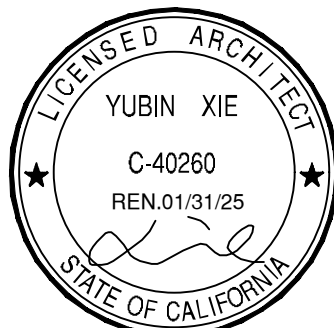
SCALE: AS NOTED

SHEET NO

T-0

ACCESSIBILITY NOTE		ABBREVIATION	
TURNING SPACE 1. Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance, §11B-304.3.1 2. T-Shaped turning spaces shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. §11B-304.3.2, Figure 11B-304.3.2 KNEE AND TOE CLEARANCE 1. For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. §11B-306.2.1 2. Toe clearance shall extend 19 inches maximum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. §11B-306.2.2 3. At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. §11B- 306.3.3, Figure 11B-306.3(c) 4. At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. §11B-306.3 DOORS, DOORWAYS, AND GATES 1. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. §11B-206.5 2. Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. §11B-404.1 3. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening wider than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. §11B-404.2.3 4. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1, §11B- 404.2.4.1 5. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2, §11B-404.2.4.2 6. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. §11B- 404.2.4.3 7. Thresholds, if provided at doorways, shall be 1/2 inch high maximum. Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. §11B- 404.2.5 8. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. §11B-404.2.7 9. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: §11B-404.2.9 a. Interior hinged doors and gates: 5 pounds maximum. b. Sliding or folding doors: 5 pounds maximum. c. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds. d. Exterior hinged doors: 5 pounds maximum. 10. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. §11B-404.2.10 RAMPs 1. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-405.2 2. Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). §11B-405.3 3. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. §11B-405.4 4. The clear width of a ramp run shall be 48 inches minimum. §11B-405.5 5. The rise for any ramp run shall be 30 inches maximum. §11B-405.6 6. Ramps shall have landings at the top and the bottom of each ramp run. §11B-405.7	7. Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. §11B- 405.7.1 8. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. §11B- 405.7.2 9. Top landings shall be 60 inches wide minimum. §11B-405.7.2.1 10. The landing clear length shall be 60 inches long minimum. §11B-405.7.3 11. Bottom landings shall extend 72 inches minimum in the direction of ramp run. §11B-405.7.3.1 12. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. §11B-405.7.4 13. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. §11B-405.7.5 14. Ramp runs shall have compliant handrails per 11B-505 Handrails. §11B-405.8 15. Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. §11B-405.9 (See exceptions) 16. A curb, 2 inches high minimum, or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. §11B-405.9.2 17. Landings subject to wet conditions shall be designed to prevent the accumulation of water. §11B-405.10 CURB RAMPs, BLENDED TRANSITIONS AND ISLANDS 1. Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.2.1 2. For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. §11B-406.2.2 3. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.3.1, Figure 11B-406.3.2 4. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%). §11B-406.3.2 5. Blended transition ramps hall have a running slope not steeper than 1:20 (5%). §11B-406.4.1 6. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. §11B-406.5.1 7. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. §11B-406.5.2 8. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. §11B-406.5.3 9. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush. §11B-406.5.6 10. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. §11B-406.5.7 11. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. §11B-406.5.8 12. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. §11B-406.5.9 13. Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. §11B-406.5.12 14. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture. §11B-406.6, Figure 11B-406.6 GENERAL SITE AND BUILDING ELEMENTS 1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. §11B-208.1 2. Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required.		
GENERAL NOTE			
1. THE CONTRACTOR SHALL PROVIDE SAFE AND CONTINUOUS PASSAGE FOR LOCAL PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES. 2. SHOULD ANY OF THE EXISTING UTILITIES OR ANY OTHER FACILITIES CONFLICT WITH THE PROPOSED WORK AS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND AWAIT THE RELOCATION AND/OR ALTERNATE DESIGN. 3. THE CONTRACTOR SHALL SO CONDUCT HIS OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBSTRUCTION AND INCONVENIENCE TO THE PUBLIC, AND HE SHALL HAVE UNDER CONSTRUCTION NO GREATER LENGTH OR AMOUNT OF WORK THAN HE CAN EXECUTE PROPERLY WITH DUE REGARD TO THE RIGHTS OF THE PUBLIC. 4. CONVENIENT ACCESS TO DRIVEWAYS AND BUILDINGS ALONG THE LINE OF WORK SHALL BE MAINTAINED, AND TEMPORARY CROSSINGS SHALL BE PROVIDED AND MAINTAINED IN GOOD CONDITIONS. NOT MORE THAN ONE CROSSING OR INTERSECTING STREET OR ROAD SHALL BE CLOSED AT ANY ONE TIME WITHOUT THE APPROVAL OF THE OWNER. 5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUCH FENCES, BARRIERS, DIRECTIONAL SIGNS, LIGHTS, AND FLAG MEN AS ARE NECESSARY TO GIVE ADEQUATE WARNING TO THE PUBLIC AT ALL TIMES OF ANY DANGEROUS CONDITIONS TO BE ENCOUNTERED AS A RESULT OF THE CONSTRUCTION WORK AND TO GIVE DIRECTIONS TO THE PUBLIC. 6. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID INJURY TO EXISTING IMPROVEMENTS OR FACILITIES, UTILITY FACILITIES, ADJACENT PROPERTY, AND TREES AND SHRUBBERY. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ENTERING PROJECT SITE. 7. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, AND THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE AND FEDERAL LAWS, RULES, REGULATIONS, AND ORDERS RELATING TO SAFETY TO THE PUBLIC AND WORKERS. 8. ALL WORK RELATED TO ELECTRICAL SERVICE SHALL BE PERFORMED IN CONFORMANCE WITH THE GOVERNING POWER COMPANY REQUIREMENTS. 9. ALL WORK EMBODIED IN THESE PLANS SHALL BE DONE IN ACCORDANCE WITH - APPLICABLE PROVISIONS OF THE CURRENT GOVERNING BUILDING CODE. 10. THE ARCHITECT SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY REGULATIONS OF U.S. DEPARTMENT LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS" OR ANY OTHER GOVERNING AGENCY SAFETY REQUIREMENTS.	11. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITIES FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT HIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, THE ARCHITECT, AND THE ARCHITECT'S CONSULTANTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT. 12. SITE ACCESSIBILITY REQUIREMENTS (CBC CHAPTER 11-8) WILL BE REVIEWED UNDER THE GRADING PLAN CHECK NUMBER. 13. ALL MATERIALS INSTALLED SHALL BE A MINIMUM OF CLASS III. INSULATION, PIPING, WIRING ETC. SHALL HAVE A MINIMUM FLAME SPREAD CLASS PER SECTION 707. 14. ALL HORIZONTAL DIMENSIONS ARE TAKEN FROM FACE OF STUD UNLESS OTHERWISE NOTED. 15. ALL STUDS ARE 2x6 UNLESS NOTED OTHERWISE. 16. PADS AT ROUGH GRADING WILL HAVE A MINIMUM SLOPE OF 1% TOWARDS THE STREET DESIGNED DRAINAGE OUTLET. REFER TO CIVIL DRAWINGS. 17. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING AND IRRIGATION SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS. 18. SECURE ENCROACHMENT PERMIT PER THE CITY'S REQUIREMENTS FOR CONSTRUCTION, GRADING AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT OF WAY. 19. SECURITY REQUIREMENTS FOR SWINGING DOORS SHALL COMPLY WITH THE CITY OF LOS ANGELES BUILDING CODE. 20. CONTRACTOR SHALL PROVIDE STEEL CERTIFICATIONS TO THE CITY GOVERNING AGENCY BUILDING DIVISION PRIOR TO INSTALLATION. 21. THE GENERAL CONTRACTOR SHALL FURNISH HYDRAULICALLY CALCULATED AUTOMATIC FIRE SPRINKLER SYSTEMS. CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND OBTAIN APPROVALS FROM THE INSURANCE SERVICE OFFICE, (I.I.R.I.), BUILDINGS, FIRE DEPARTMENT AND OTHER REQUIRED GOVERNING AGENCIES PRIOR TO SUBMITTAL TO THE ARCHITECT FOR HIS REVIEW PRIOR TO ANY INSTALLATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE SYSTEM FROM CONNECTION TO SITE WATER MAIN TO INTERIOR OF BUILDING. REFER TO SPECIFICATIONS AND TO PLAN INDICATING BUILDINGS TO BE SPRINKLED ALL COSTS ASSOCIATED TO UPGRADE THE FIRE SPRINKLERED SYSTEM SHALL BE PAID BY THE CONTRACTOR. FIRE SPRINKLER DRAWINGS SHALL BE UNDER A DEFERRED SUBMITTAL. 22. THE FIRE SPRINKLER SERVICE MUST BE EQUIPPED AND INSTALLED PER FIRE DEPARTMENT SPECIFICATIONS AND DIRECTIONS. FIRE SPRINKLER CONTRACTOR SHALL CONTACT THE FIRE DEPARTMENT FOR WATER DESIGN SPECS. ON UNDERGROUND CONNECTION.		
PROJECT DESCRIPTION	APPLICABLE CODE	SEPARATE PERMIT	PAGE INDEX
PROJECT NAME: BUILDING ADDRESS: C-G (General Commercial) OCCUPANCY: B 70 PERSONAL TYPE OF CONSTRUCTION: V-B STORY: 1-STORY FIRE SPRINKLER: YES-SPRINKLERED.	2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE	1. SIGN PROGRAM IS UNDER A SEPARATE SUBMITTAL BY BUILDING DEPT. 2. THE AUTOMATIC FIRE-EXTINGUISHING SYSTEM FOR TYPE I HOOD AND APPLIANCES.	T-0 T-1 T-2 TITLE SHEET EX SITE PLAN ENLARGE SITE PLAN T-3 CG-1 CG-2 CG-3 EX SITE PLAN DETAILS CAL GREEN CAL GREEN CAL GREEN A-0 A-1 A-2 A-3 EQUIPMENT SCHEDULE (E) FLOOR PLAN (N) FLOOR PLAN CEILING PLAN HD-1 HD-2 H.C DETAIL H.C DETAIL E-1 E-2 E-2.1 E-3 POWER NOTE POWER PLAN POWER PLAN REFLECTED CEILING PLAN P-0 P-1 P-2 GAS PLAN PLUMBING PLAN WASTE DETAILS M-1 M-1.1 M-1.2 M-1.3 M-1.4 M-2 M-3 MECH NOTES MECH PLAN MECH PLAN MECH PLAN MECH PLAN MECH DETAILS MECH DETAILS
SCOPE OF WORK	CONTACT INFO	WATER AND SEWER INFORMATION	VICINITY MAP
CUP FOR NEW FULL-LINE ALCOHOL FOR ON-SITE CONSUMPTION	ARCHITECTURAL DESIGNER: STEVEN CHEN ADDRESS: 1140 Centre Dr, Suite E,Walnut, CA 91789 P: 626-226-3939 E: YAOLONG0221@YAHOO.COM	WATER : Municipal Utilities Company 1333 S. Bon View Avenue Ontario, CA 91761 SEWER : IEUA Inland Empire Utility Agency	

T-0



REVISIONS

DATE	NO.
	△

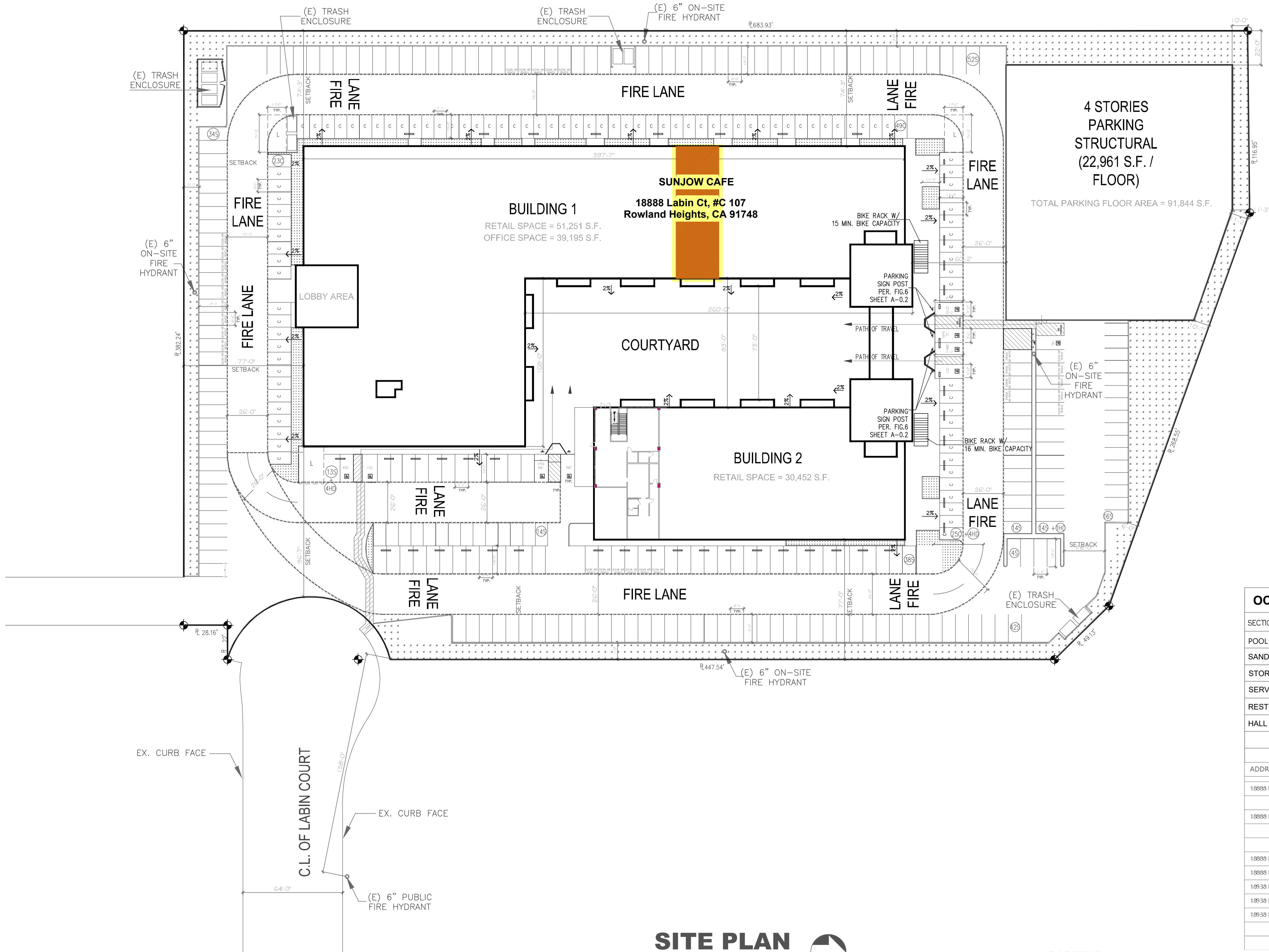
DATE:

DRAWN BY: S.C.

SCALE: AS NOTED

SHEET NO.

T-1



SITE PLAN

N.T.S.



N

outside trash dumpster enclosure. The interior walls
and floor of the trash dumpster enclosure must be
smooth and sealed with an epoxy sealer.

PARKING

PARKING REQUIRED

RETAIL	68,703 SF. /250 SF.PER SPACE	274.812
OFFICE	39,195 SF. /400 SF.PER SPACE	110.9875
RESTAURANT	2,400 SF. /3 OCC. PER SPACE	30.00
ENTERTAINMENT	10,700 SF. /3 OCC. PER SPACE	87.00

502.7995 (501)

TOTAL PARKING PROVIDED

STANDARD	410
COMPACT (MAX. 40%)	196 (32%)
HANDICAP (MIN. 2%)	13
	616 > 503 (OK)



PROJECT NUMBER

PRJ2024-002410-(1)

HEARING DATE

October 28, 2025

REQUESTED ENTITLEMENT(S)

Conditional Use Permit No. RPPL2024003619

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Rowland Ranch Pearl of the East / Yanmin Lai	July 2024

PROJECT OVERVIEW

The applicant, Yanmin Lai, requests a conditional use permit ("CUP") to authorize the sale of beer and wine for on-site consumption at an existing restaurant ("Samk") located in a commercial shopping center in the C-3 (General Commercial) zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

LOCATION	ACCESS
18888 Labin Court, C107, Rowland Heights	via Labin Court

ASSESSORS PARCEL NUMBER(S)	SITE AREA
8761-011-020	6.0 Acres

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	PLANNING AREA
East San Gabriel Valley Area Plan	Puente	East San Gabriel Valley

LAND USE DESIGNATION	ZONE
CG (General Commercial)	C-3

PROPOSED UNITS	MAX DENSITY/UNITS	PLANNING AREA STANDARDS DISTRICT
		East San Gabriel Valley
		COMMUNITY STANDARDS DISTRICT
N/A	N/A	Rowland Heights

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 Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030.F (Alcoholic Beverage Sales Burden of Proof Requirements)
 - Chapter 22.366 East San Gabriel Valley PASD
 - Section 22.366.090 (Rowland Heights CSD requirements)
 - 22.20.040 (Commercial Zone Development Standards)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Steve Mar	(213) 893-7009	smar@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-002410-(1)
CONDITIONAL USE PERMIT NO. RPPL2024003619

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. **RPPL2024003619** on October 28, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Yanmin Lai, requests a CUP to authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Samk”) located in a commercial shopping center in the C-3 (General Commercial) zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R). The proposed alcohol sales hours are 10:00 a.m. to 10:00 p.m., seven days a week. Staff recommends approval of the Project because the sale of beer and wine for on-site consumption at a restaurant within the designated hours serves a public convenience and necessity by providing a common complementary and customary service that is usually offered at a full-service restaurant.
4. **PREVIOUS ENTITLEMENT(S).** Plot Plan No. 200800405, approved July 23, 2009, authorized the construction of the shopping center. Plot Plan No. 201000980, approved March 7, 2012, authorized the construction of a new four-level parking structure to provide a total of 618 parking spaces for the shopping center. Plot Plan No. 201500292, approved July 26, 2016, authorized an updated parking plan with 386 surface parking spaces and 244 parking spaces within the parking structure, for a total of 630 parking spaces. Site Plan Review No. RPPL2023004449, approved August 31, 2023, authorized tenant improvements at the subject tenant space for a change of use from a retail store to a restaurant.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) 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 Puente Zoned District and is currently zoned C-3. Pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), a CUP is required for the sale of beer and wine for on-site consumption.

7. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IL (Light Industrial)	M-1.5-BE (Restricted Heavy Manufacturing - Billboard Exclusion)	SR-60 (Pomona) Freeway, Motel, Shopping Center
EAST	CG, H9 (Residential 9 – 0 to 9 Dwelling Units per Acre Maximum Density)	C-3, A-1-6,000 (Light Agricultural - 6,000 Square Feet Minimum Required Lot Area)	Commercial, Single- Family Residences
SOUTH	CG	MXD (Mixed Use Development)	Golf Driving Range
WEST	H18 (Residential 18 – 0-18 Dwelling Units per Acre Maximum Density)	R-3 (Limited Density Multiple Residence)	Mobile Home Community

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 6.0 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a multi-tenant shopping center.

B. Site Access

The Project Site is accessible via Labin Court, a 64-foot-wide public street, to the east. Primary access to the Project Site will be via an entrance/exit on Labin Court. 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 on the first floor of a multi-tenant shopping center. Vehicular access to the property is via a driveway off of Labin Court. The entrance to the establishment is oriented towards the shopping center's interior central courtyard. The restaurant's floor plan depicts the dining area where food and beverage service occur. The sale and consumption of alcoholic beverages will be restricted to the depicted dining area.

D. Parking

The Project Site provides a total of 630 parking spaces (386 surface parking spaces and 244 parking spaces within the parking structure) as approved under Plot Plan No. 201500292. Restaurant uses require one parking space per three persons based on the restaurant's occupancy load. The Project has an approved occupancy load of 48 persons requiring 16 parking spaces. The proposed sale of alcoholic

beverages does not change the restaurant's approved occupancy load. The shopping center's existing 630 parking spaces can accommodate these 16 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 and wine for on-site consumption at an existing restaurant as an accessory service to the restaurant's food service and 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 or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

10. PUBLIC COMMENTS.

Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received no comments from the general public.

Rowland Heights Community Coordinating Council

The Rowland Heights Community Coordinating Council, in a letter dated June 30, 2025, does not oppose the CUP request.

11. AGENCY RECOMMENDATIONS.

County Sheriff's Department: Recommended approval in a letter dated July 21, 2025.

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 September 11, 2025, a total of 145 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 CG land use designation is intended for local serving commercial, office and professional businesses, retail and service establishments. The sale of beer and wine 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 sale of beer and wine for on-site consumption at an existing restaurant located in a popular shopping center. The Project allows the restaurant to offer alcoholic beverage service with its dining services and will help maintain an existing commercial service in the neighborhood.

The following policies of the 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 alcoholic beverages to complement their food service and will help maintain an existing commercial service in a neighborhood that has a mix of commercial and residential 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 C-3 zoning classification as the sale of beer and wine for on-site consumption is permitted in such zone with a CUP pursuant to County Code Section 22.26.030.B (Land Use Regulations for Mixed Use Development Zones).

16. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces).

17. **PLANNING AREA STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.366 (East San Gabriel Valley Planning Area Standards District).
18. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.366.090 (Rowland Heights Community Standards District).

CONDITIONAL USE PERMIT FINDINGS

19. **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.** While the Project is a request for the sale of beer and wine for on-site consumption, the existing establishment is a bona-fide restaurant where the sale of alcoholic beverages for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical full-service restaurant. The proposed use has the potential to increase dining enjoyment and property values by bringing economic activity to the area.
20. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is located in an existing shopping center that has been previously approved in conformance with all development standards prescribed under Title 22 (Planning and Zoning) of the County Code. The shopping center property is rectangular in shape and has an area of 6.0 acres. No physical expansion or changes are proposed as part of the Project.
21. **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 and wine for on-site consumption, the Project Site is located off of Labin Court, a 64-foot-wide public street, and located near Nogales Street, a 100-foot-wide Major Highway on the County Master Plan of Highways. These streets 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.
22. 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

23. **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.
24. **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 central courtyard and away from any adjoining properties. The only residential area within the immediate vicinity is a mobile home park community to the west. The mobile home park is buffered from the shopping center by an existing block wall and landscaping trees. Alcoholic beverage sales at the establishment shall be limited to the hours of 10:00 a.m. to 10:00 p.m. daily to avoid any potential early morning or late night adverse effects to the area.
25. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The existing establishment is a bona-fide restaurant where the sale of beer and wine for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed offering of alcoholic beverages with the restaurant's food service enhances customers' dining experience and has the potential to increase economic activity in the shopping center.
26. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The sale of beer and wine for on-site consumption at the restaurant would not alter the existing exterior appearance of the shopping center's structure.
27. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.** The California Department of Alcoholic Beverage Control ("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 and wine for on-site consumption at the restaurant is a complementary and customary service that is typical for a full-service restaurant. Other nearby restaurants also serve alcoholic beverages as part of their dining service. By having alcoholic beverages available for on-site consumption, the restaurant can provide a public convenience to its customers by offering beverage service that

complements their food selection and is a similar service offered by nearby restaurants.

ENVIRONMENTAL FINDINGS

28. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The sale of beer and wine for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not change the restaurant's current operations 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 or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

ADMINISTRATIVE FINDINGS

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

- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024003619**, subject to the attached conditions.

ACTION DATE: October 28, 2025

MM:SM

10/28/2025

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-002410-(1)
CONDITIONAL USE PERMIT NO. RPPL2024003619

PROJECT DESCRIPTION

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

GENERAL CONDITIONS

1. **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 Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision 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 (Fees for Providing County Records).

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 October 28, 2035.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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 or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum

\$2,280.00 which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections.

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

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("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, 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 **December 28, 2025**.
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 Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

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

20. **Scope of Approval.** This grant authorizes the sale of beer and wine for on-site consumption at a restaurant from 10:00 a.m. to 10:00 p.m., seven days a week.
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 Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.
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 beer and wine for on-site consumption from 10:00 a.m. to 10:00 p.m., seven days a week.
31. **Restrictions on Alcohol Consumption Areas.** There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
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 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.)

B.1	The proposed use will be consistent with the adopted General Plan for the area.
B.2	The requested use at the location proposed will not: a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
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.

B.4 The proposed site is adequately served: a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required.

ALCOHOLIC BEVERAGE SALES

STATEMENT OF FINDINGS

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

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

ABC License Type Requested(s).: _____ (e.g. Type 20, Type 41)

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

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

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

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

Additional findings of public convenience or necessity.

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

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

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

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

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

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

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

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

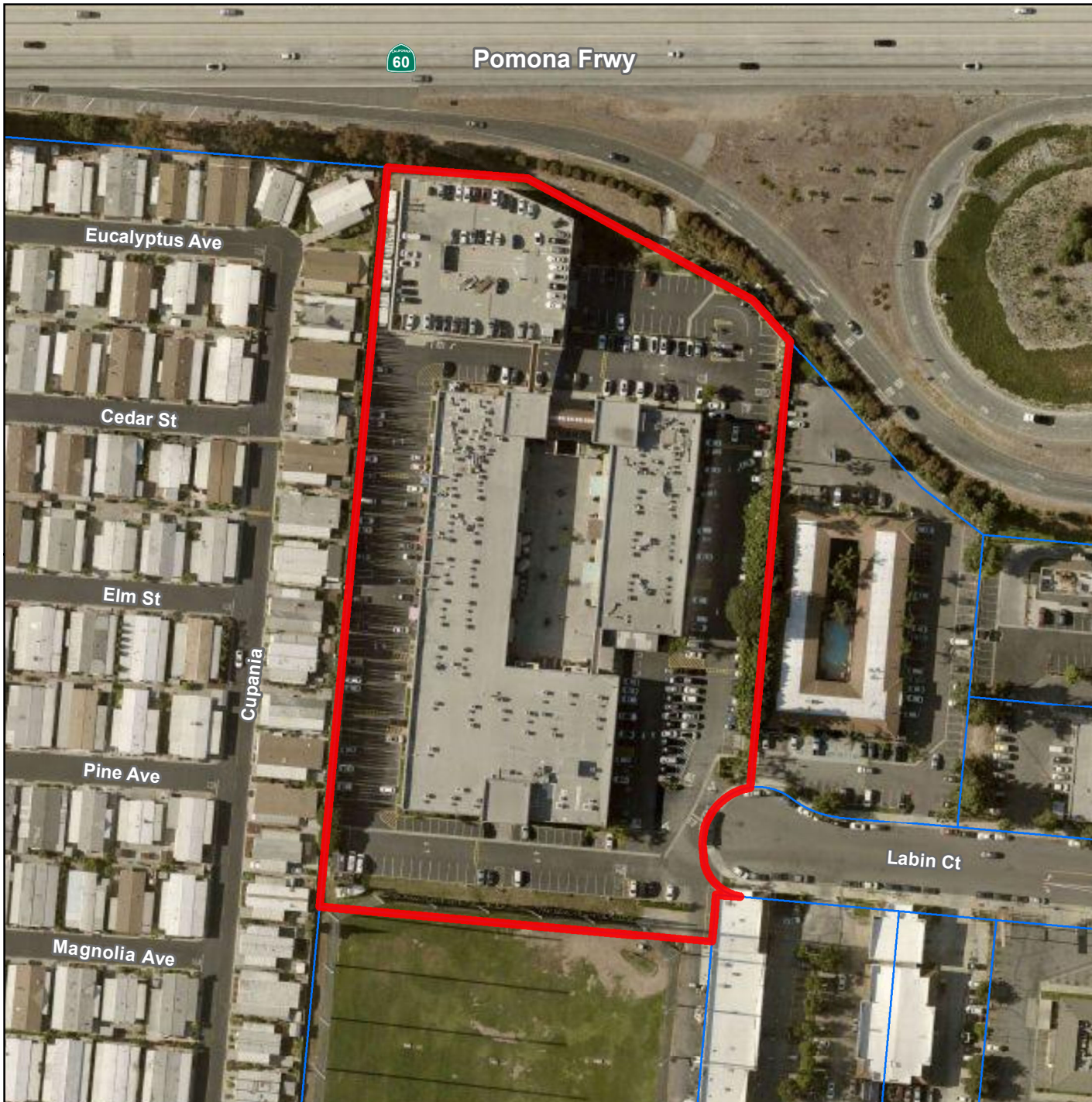
For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to County Code Section [22.140.030.E.2](#), the applicant shall address the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

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: September 25, 2025
PROJECT NUMBER: PRJ2024-002410-(1)
PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2024003619
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 18888 Labin Court, C107, Rowland Heights
OWNER: Rowland Ranch Pearl of the East
APPLICANT: Yanmin Lai
CASE PLANNER: Steve Mar, Senior Regional Planner
smar@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1, Existing Facilities Categorical Exemption under State CEQA Guidelines Section 15301 because the sale of beer and wine for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not change the restaurant's current operations 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 or designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

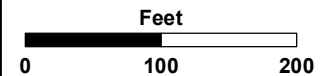


AERIAL IMAGERY

SITE-SPECIFIC MAP

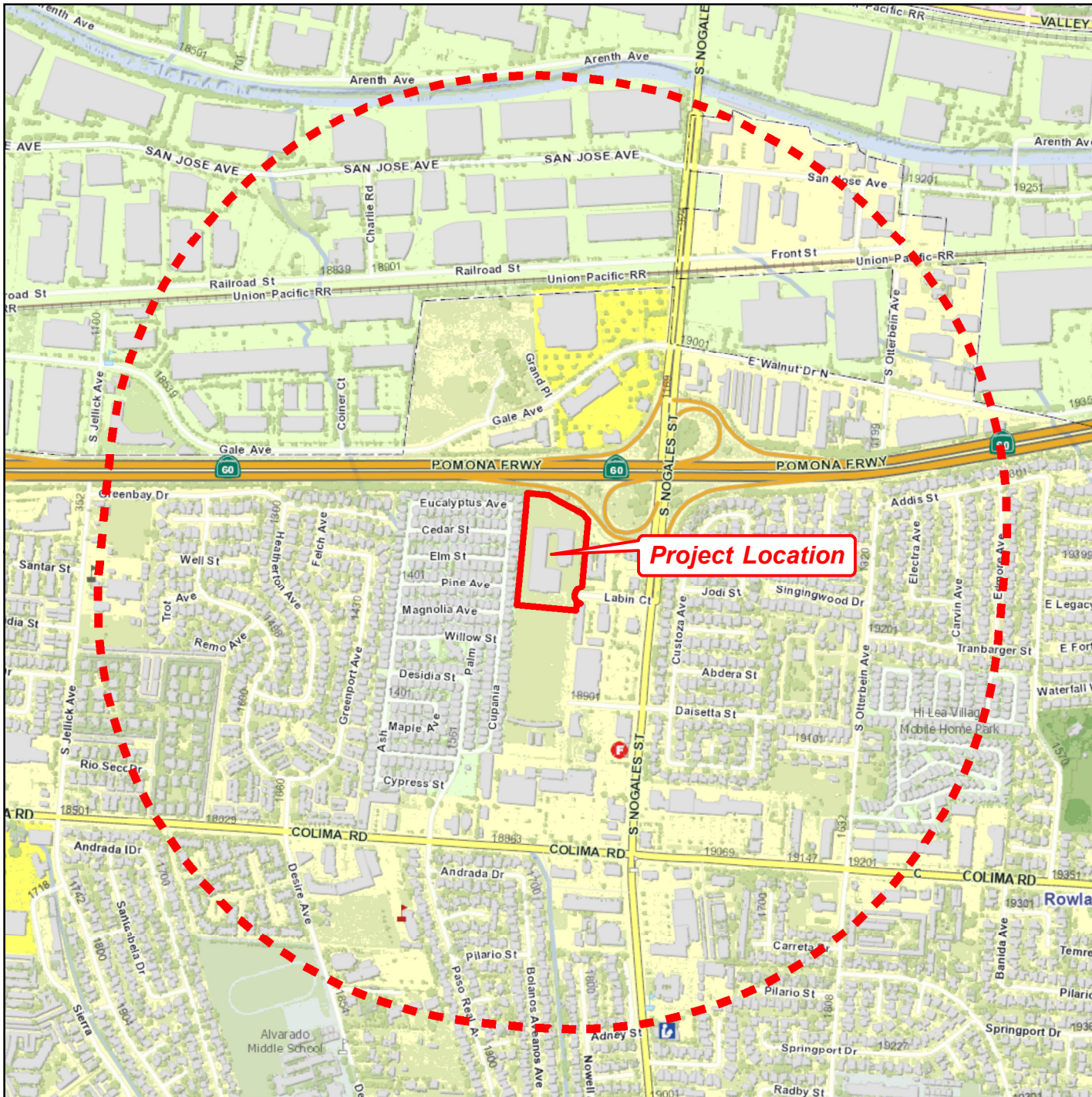
PROJECT NO. PRJ2024-002410
ALCOHOL CUP RPPL2024003619

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024



LA COUNTY
PLANNING

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

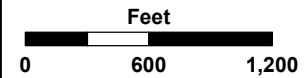


HALF-MILE RADIUS

LOCATOR MAP

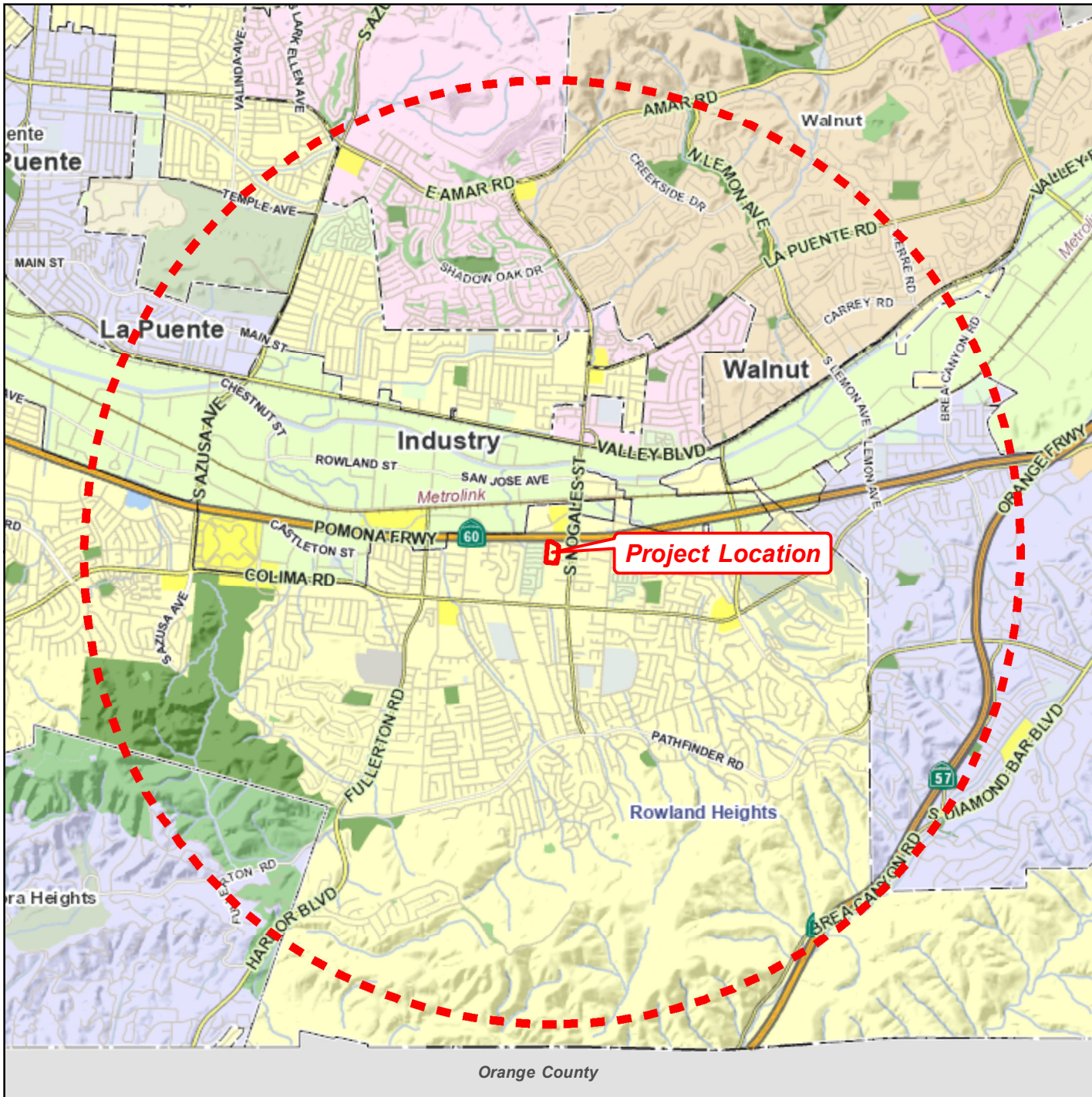
PROJECT NO. PRJ2024-002410

ALCOHOL CUP RPPL2024003619



LA COUNTY
PLANNING

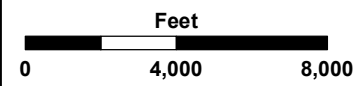
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002410
ALCOHOL CUP RPPL2024003619



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)**

1888 LABIN CT STE C107, ROWLAND HEIGHTS, CA 91748-2290

3. LICENSE TYPE

47(OUT)

4. TYPE OF BUSINESS

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

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

☒ On-Sale ☐ Off-Sale**7. RATIO OF LICENSES TO POPULATION IN COUNTY**

1:899

☒ On-Sale ☐ Off-Sale**8. CENSUS TRACT NUMBER**

4082.13

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

6

☒ On-Sale ☐ Off-Sale**10. NO. OF LICENSES EXISTING IN CENSUS TRACT**

32

☒ 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

P 679 B4

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

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

13. CRIME REPORTING DISTRICT NUMBER

2931

14. TOTAL NUMBER OF REPORTING DISTRICTS

572

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

43,839

16. AVERAGE NO. OF OFFENSES PER DISTRICT

76.6

17. 120% OF AVERAGE NUMBER OF OFFENSES

91.9

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

378

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

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

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

- ☐ a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- ☐ b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- ☒ c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name: _____

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

Nayelle Flores

02/14/2025

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

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

22. APPLICANT SIGNATURE

23. DATE SIGNED

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

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

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

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

☐ Yes

☐ No

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

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

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

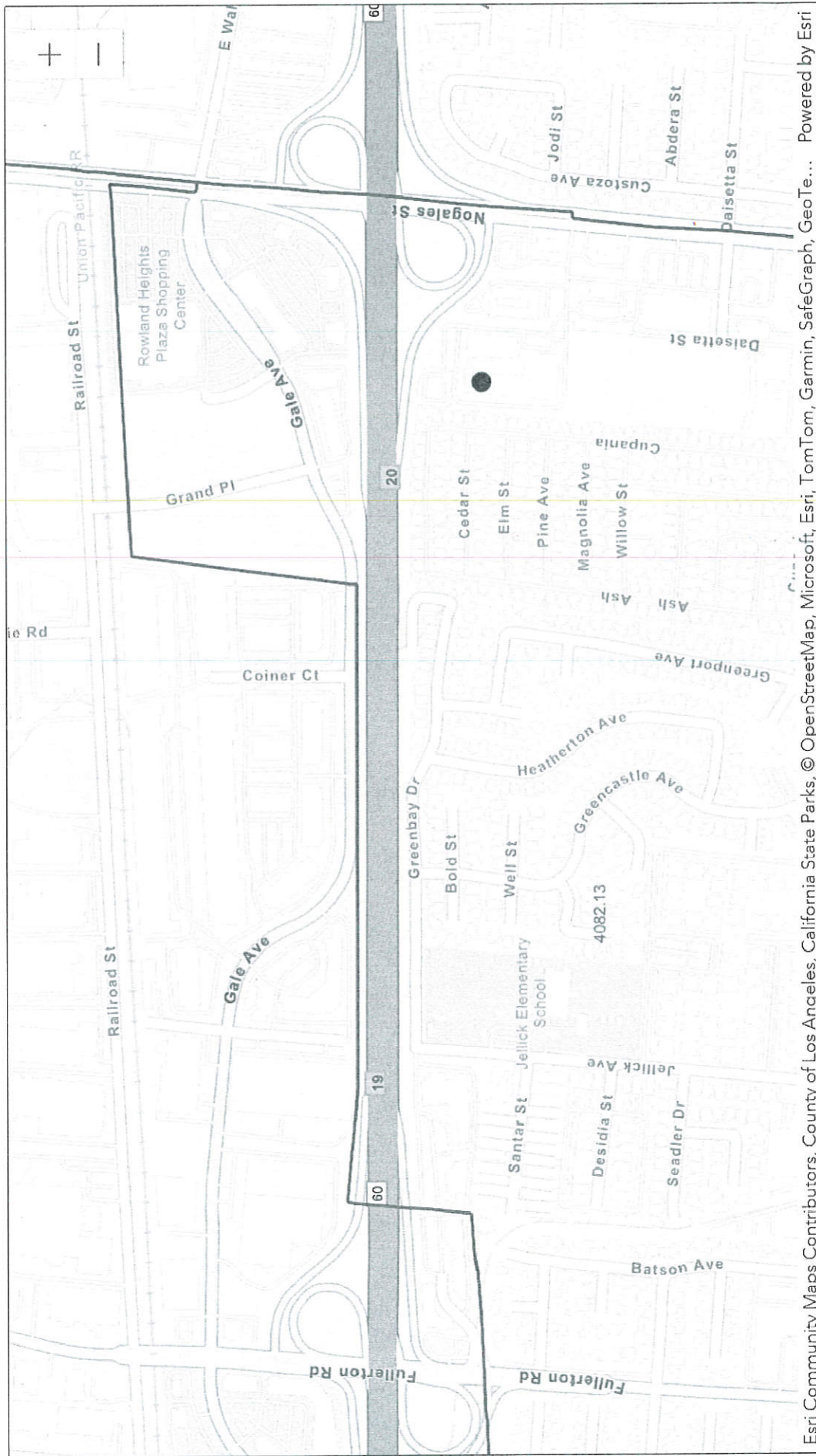
Transmittal: B&P Application Worksheet Request

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

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

	ABC License Type	Description
☐	Type 20	Beer and wine, off-site consumption (retail)
☐	Type 21	Full-line (beer, wine, distilled spirits), off-site consumption (retail)
☐	Type 41	Beer and wine, on-site consumption (restaurant)
☐	Type 42	Beer and wine, on-site consumption (bar, tavern)
☒	Type 47	Full-line (beer, wine, distilled spirits), on-site consumption (restaurant)
☐	Type 48	Full-line (beer, wine, distilled spirits), on-site consumption (bar, night club)
☐	Other:	

DATE OF REQUEST: 2/13/2025	☒ 1st Request ☐ 2nd Request ☐ 3rd Request
PROJECT NO.: PRJ2024-002410-(1)	CUP NO. RPPL2024003619
ESTABLISHMENT: Sunjow Cafe	
LOCATION: 18888 Labin Court, Suite C107, Rowland Heights	
LICENSE OWNER'S NAME(S):	ABC LICENSE NO.:
CRIME REPORTING DISTRICT NO.:	CENSUS TRACT NO.:
CASE PLANNER: Steve Mar	PLANNER'S PHONE: 213-974-6435
E-MAIL: smar@planning.lacounty.gov	FAX: 213-626-0434



● Matched Address: 18888 Labin Ct, Rowland Heights, California, 91748
MSA: 31084 - LOS ANGELES-LONG BEACH-GLENDALE, CA || State: 06 - CALIFORNIA || County: 037 - LOS ANGELES COUNTY || Tract Code: 4082.13

679-134 (out)

02/14/2025 01:57 PM

Over-Concentration (Summary)

County Name	Census Tract	On-Sale	On-Sale	Off-Sale	Off-Sale
		Allowed	Existing	Allowed	Existing
LOS ANGELES	4082.13	6	32	3	7



Find Address Geographies

House number and Street name:

18888 LABIN COURT

City:

ROWLAND HEIGHTS

State:

CA

ZIP Code:

91748

Benchmark:

Public_AR_Current ▼

Vintage:

Current_Current ▼

Get Results

Input:

Address: 18888 LABIN COURT

City: ROWLAND HEIGHTS

State: CA

ZIP Code: 91748

Benchmark: Public_AR_Current (4)

Vintage: Current_Current (4)

Matched Address: 18888 LABIN CT, ROWLAND HEIGHTS, CA, 91748

Interpolated Longitude (X) Coordinates: -117.889573702896

Interpolated Latitude (Y) Coordinates: 33.992003043697

Tigerline ID: 241247381

Tigerline ID Side: R

Address Range Components:

Tiger Address Range: 18800 - 18998

Street PreQualifier:

Street PreDirection:

Street PreType:

Street Name: LABIN

Street SuffixType: CT

TRACT CODE: 408213
AREAWATER: 0
AREALAND: 296605
BLOCK CODE: 1003
UR: U
NAME: Block 1003

Census Tracts:

STATE CODE: 06
CENTLON: -117.8987220
GEOID: 06037408213
CENTLAT: +33.9915986
COUNTY CODE: 037
TRACT CODE: 408213
AREAWATER: 0
AREALAND: 1548582
NAME: Census Tract 4082.13

119th Congressional Districts:

STATE CODE: 06
CENTLON: -117.9747774
GEOID: 0638
CENTLAT: +33.9724350
CD119: 38
AREAWATER: 3533278
AREALAND: 386769056
NAME: Congressional District 38

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[FAQs](#)

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Look Up a ZIP Code™ FAQs

Go to

ZIP Code™ by Address

You entered:

18888 LABIN COURT C107
ROWLAND HEIGHTS CA

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

Feedback

18888 LABIN CT STE C107
ROWLAND HEIGHTS CA **91748-2290**

[Look Up Another ZIP Code™](#)

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



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.: PRJ2024-002410-(1)
Permit No.: Conditional Use Permit (CUP) No. RPPL2024003619
Establishment: Sunjow Cafe
Location: 18888 Labin Court, Suite C107, Rowland Heights
Description: Conditional Use Permit for the sale of full-line alcohol for on-site consumption at a restaurant.

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

There has been a variety of calls from the business complex that the listed location operates. There have been several calls for thefts from the parking lot, transient activity, and various locations selling alcohol to minors or sales without a license.

(2) Comments/recommended conditions:

This location is located next to a Motel 6. The motel has been a consistent source of narcotic and criminal activity. We recommend that the locations have security cameras installed inside and outside facing the parking lot. The location is also adjacent to the 60 freeway which could make it a target for burglaries and robberies. We recommend burglary and robbery alarms. We also recommend that if the locations are used in a nightclub or bar setting in the later hours that a security guard be hired for those evenings. We recommend that all locations in the complex be given a licensing period with a shorter expiration. This will be to adjust each license according to the locations problem frequency.

(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 Sheriff's Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

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— Since 1850 —



ROWLAND HEIGHTS

COMMUNITY COORDINATING COUNCIL

WWW.ROWLAND-HEIGHTS.ORG

P.O. Box 8171
Rowland Heights
California 91748

Email:
rhccc4RH@gmail.com

06/30/2025

President
Yvette Romo

Vice Presidents

Maria Kramer
Denise Jackman

Recording Secretary
Wanda Ewing

Treasurer
Linda Kuo

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: Sunjow Café- RPPL2024003619 located at 18888 Labin Court Unit C107
Rowland Heights, CA. 91748

Mr. Mar:

Rowland Heights Community Coordinating Council **does NOT-OPPOSE** the CUP application for beer and wine with no live entertainment. The RHCCC after much consideration does **Not Oppose** the CUP application renewal for Sunjow café -RPPL2024003619 at 18888 Labin Court Unit 107 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