

REPORT TO THE HEARING OFFICER

DATE ISSUED: March 6, 2025

HEARING DATE: March 18, 2025 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2023-004558-(1)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2023006714

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 19732 Colima Road, Rowland Heights

OWNER: Rowland Heights Properties LP

APPLICANT: Raj Van

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 PRJ2023-004558-(1), CUP Number RPPL2023006714, 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 RPPL2023006714 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-2 (Neighborhood Business) Zone pursuant to County Code Section 22.20.030.C (Land Use Land Use Regulations for Commercial Zones).

B. Project

The applicant, Raj Van, requests a CUP to authorize the sale of beer and wine for on-site consumption at an existing 2,089 square foot restaurant (“Yuk Dae Jang”) located in a commercial shopping center in the C-2 (Neighborhood Business) zone pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones). 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 serves a public convenience and necessity by providing a common complementary and customary service that is usually offered at a restaurant.

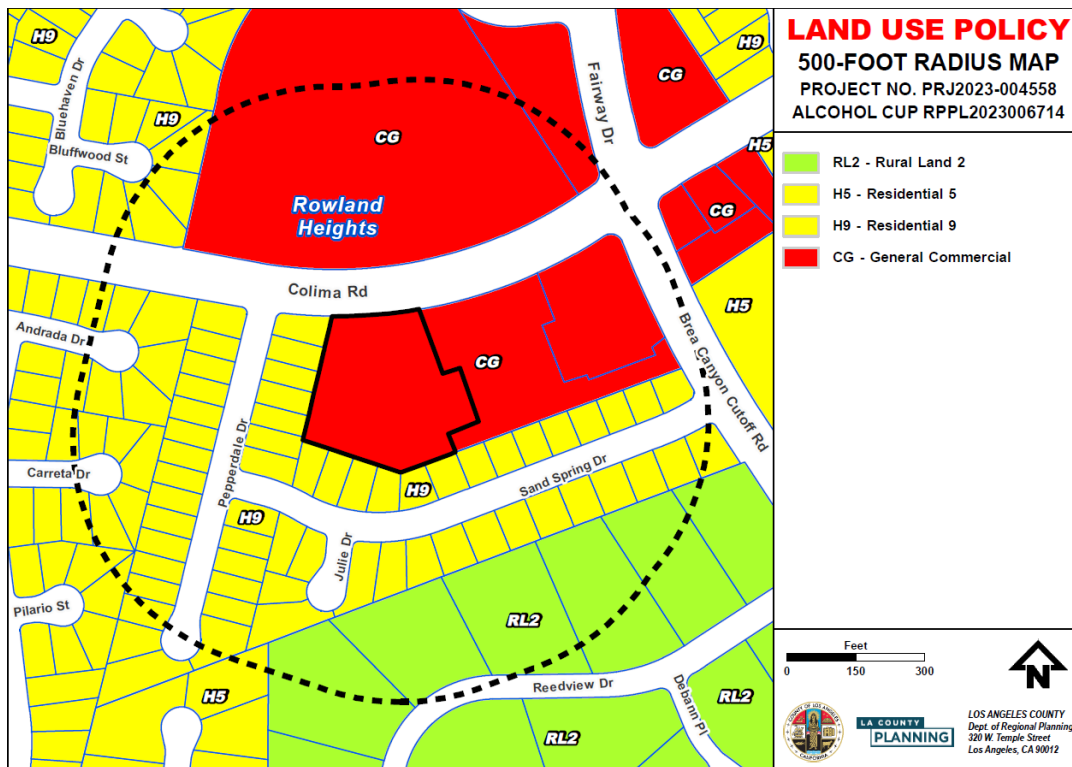
SUBJECT PROPERTY AND SURROUNDINGS

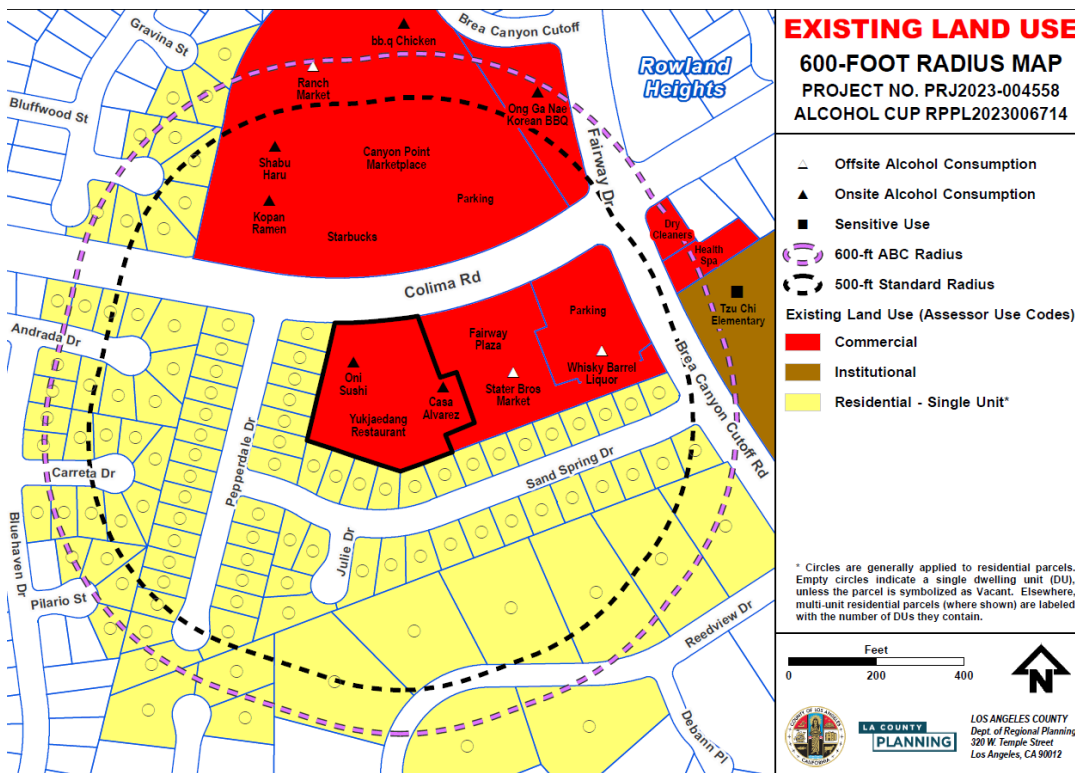
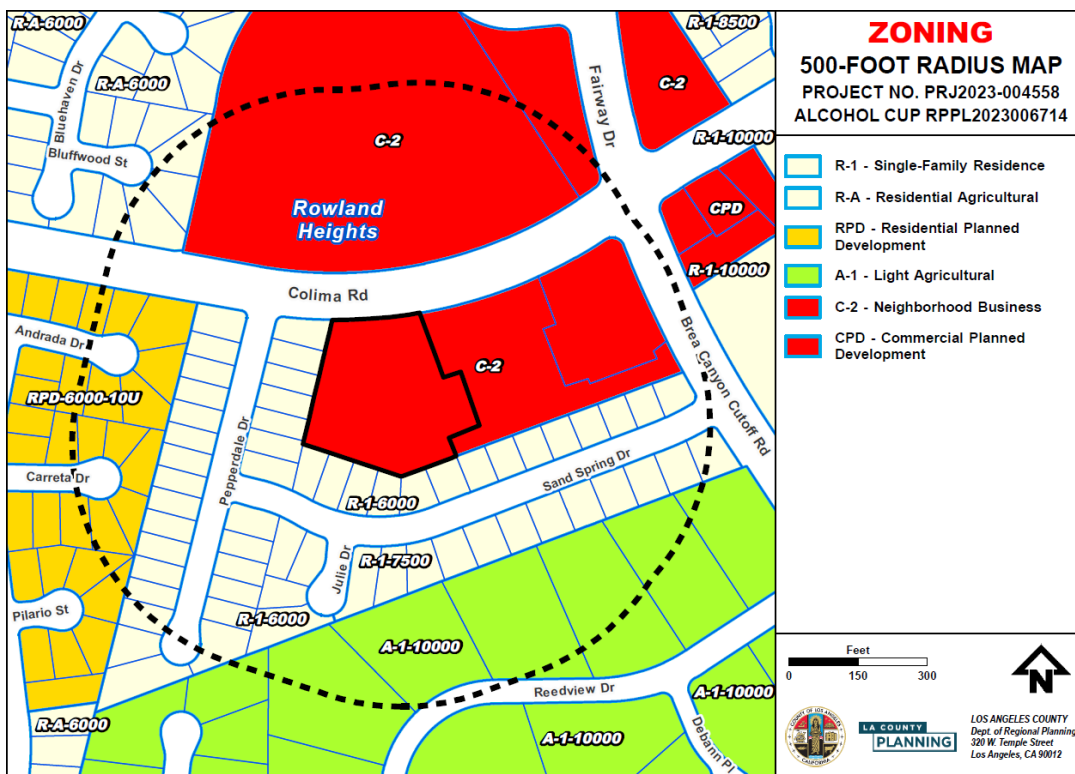
The following chart provides property data within a 500-foot radius:

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY*	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-2	Shopping Center
NORTH	CG	C-2	Shopping Center
EAST	C, H5 (Residential 5 – Up to 5 Dwelling Units per Acre)	CPD (Commercial Planned Development), A-1-20,000 (Light Agricultural – 20,000 Square Feet Minimum Required Lot Area)	Commercial, Senior Living Facility, Preschool/Elementary School
SOUTH	H9 (Residential 9 – Up to 9 Dwelling Units per Acre), RL2 (Rural Land 2 – One Dwelling Unit per Two Acres)	R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Lot Area), R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area), A-1-10,000 (Light	Single-family Residences (SFRs)

		Agricultural – 10,000 Square Feet Minimum Required Lot Area)	
WEST	H9	R-1-6,000, RPD – 6,000-10U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 10 Dwelling Units Per Acre)	SFRs

* Note: On May 21, 2024, the Rowland Heights Community Plan (“Community Plan”) was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). Although the application was deemed complete prior to the adoption of the Area Plan, the CUP is being reviewed and analyzed under the Area Plan because the majority of additional case materials and information were received and evaluated after its adoption.





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
2433	M-3 (Unclassified)	3/19/1934
5122	A-1-5 (Light Agricultural – 5 Acre Minimum Required Lot Area)	5/25/1948
7347	A-1-1 (Light Agricultural – 1 Acre Minimum Required Lot Area)	5/27/1958
7719	C-2	1/26/1960
12142	C-2-BE	5/6/1980

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Site Plan Review (“SPR”) no. RPPL2022002334	Change of use from office to restaurant (“Yuk Dae Jang”).	Approved 4/15/2022
SPR no. RPPL2023000979	New business sign for Yuk Dae Jang restaurant.	Approved 3/6/2023

C. Violations

There are no prior zoning violations for the tenant space and there are no open violations for the tenant space or the property.

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 large commercial shopping center with other typical commercial uses offering a variety of dining, shopping, and entertainment services. Other existing commercial uses and shopping centers, including restaurants that serve beer and wine for on-site consumption, are located adjacent to the subject property. The sale of beer and wine for on-site consumption at a restaurant is a permitted use in the C-2 zone once a CUP is obtained. Alcoholic beverage sales are compatible with the location's CG (General Commercial) land use designation in the General Plan and the Area Plan. Currently there are 10 other establishments within a 500-foot radius of the subject property that sell alcohol. Six establishments are restaurants that sell beer and wine for on-site consumption, one establishment is a restaurant that sells full-line alcohol for on-site consumption, and two supermarkets and one liquor store sell full-line alcohol

for off-site consumption. There is one sensitive use within 600 feet of the subject property consisting of a preschool/elementary school.

B. Neighborhood Impact (Need/Convenience Assessment)

The sale of beer and wine for on-site consumption at a restaurant on the subject property is appropriate and will not likely result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of Project approval. The restaurant will offer a full dining experience for the community and is compatible with the surrounding neighborhood. The subject restaurant is located within an existing commercial shopping center surrounded mostly by other commercial uses and single-family residences. A preschool/elementary school is located to the southeast of the subject shopping center 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 seven businesses with on-site alcoholic beverage licenses and three businesses with off-site alcoholic beverage licenses within a 500-foot radius of the subject property. All seven on-site alcohol establishments are restaurants, two off-site alcohol establishments are supermarkets, and one off-site alcohol establishment is a liquor store.

There is one sensitive use within 600 feet of the subject property consisting of a preschool/elementary school. This school is located south of the site on Brea Canyon Cutoff Road. The shopping center where the subject restaurant is located has its parking lot and business entrances oriented towards Colima Road, a major commercial shopping corridor, and does not face Brea Canyon Cutoff Road. The sale of alcoholic beverages at the restaurant is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of Project approval.

The subject property is located in Census Tract No. 4087.05 and is not located in a census tract with an overconcentration of alcohol licenses for on-site consumption according to statistics provided by the California Department of Alcoholic Beverage Control (“ABC”) in a report dated May 2, 2024 (see Exhibit H). Three on-site alcohol licenses exist in the census tract and five on-site licenses are allowed. If the subject restaurant were granted an alcohol license, there would be four on-site alcohol licenses in the census tract, which does not exceed what ABC allows for the subject census tract.

The subject property is located in Crime Reporting District No. 2935 and is within a high crime reporting district according to statistics provided ABC. The subject property is located along the major commercial corridor of Colima Road 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”) recommends approval of this use, as the

reported crimes for the Project Site have been routine in nature and the Project Site has not been a problem location for the Sheriff.

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in a high crime reporting district. Although located in a high crime reporting district, the sale of beer and wine for on-site consumption would serve as a public convenience to the surrounding community by providing alcoholic beverage services that are customary to and expected at a restaurant and supports the restaurant's economic viability. However, this public convenience and necessity needs to be balanced with the potential adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit L). Because of these potential adverse effects, alcoholic beverage sales at the establishment shall 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 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 the CSD.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

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

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050 (CUP Findings and Decision) and 22.140.030.F (Alcoholic Beverage Sales Findings) 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 require any physical improvements to the business. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The Sheriff, in a letter dated July 11, 2024, recommended that the Project proceed to public hearing.

B. Public Comments

Staff has received three letters from the general public in support of the request.

The Rowland Heights Community Coordinating Council, in a letter dated September 11, 2024, does not oppose the CUP request.

Report
Reviewed By: *Rudy Silvas* PRP for Maria Masis
Maria Masis, AICP, Supervising Regional Planner

Report
Approved By: *Susan Tae*
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, July 11, 2024
EXHIBIT J	Rowland Heights Community Coordinating Council Letter, September 11, 2024
EXHIBIT K	Public Comments
EXHIBIT L	<ol style="list-style-type: none">1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010. https://www.ncbi.nlm.nih.gov/pubmed/210840802. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. https://www.ncbi.nlm.nih.gov/pubmed/245888593. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013 (https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage)



2 EXISTING RESTAURANT FRONT VIEW
SCALE: NTS

LIQUOR SELLING PERMIT FOR KOREAN RESTAURANT

"YUKDAEJANG"
19732/19734 Colima Rd.
Rowland Heights, CA 91748

INDEX OF DRAWINGS

- A-1.0 TITLE SHEET, SITE PLAN, VICINITY MAP ETC.
- A-2.0 FLOOR PLAN

GOVERNING CODES

- 2022 CALIFORNIA BUILDING CODE – TITLE 24, PART 2
- 2022 CALIFORNIA RESIDENTIAL CODE – TITLE 24, PART 2
- 2022 CALIFORNIA ELECTRICAL CODE – TITLE 24, PART 3
- 2022 CALIFORNIA MECHANICAL CODE – TITLE 24, PART 4
- 2022 CALIFORNIA PLUMBING CODE – TITLE 24, PART 5
- 2022 CALIFORNIA ENERGY CODE – TITLE 24, PART 6
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE – TITLE 24, PART 11
- COUNTY OF LOS ANGELES BUILDING CODE

SCOPE OF WORK

LIQUOR SELLING PERMIT APPLICATION FOR EXISTING KOREAN RESTAURANT "YUKDAEJANG"

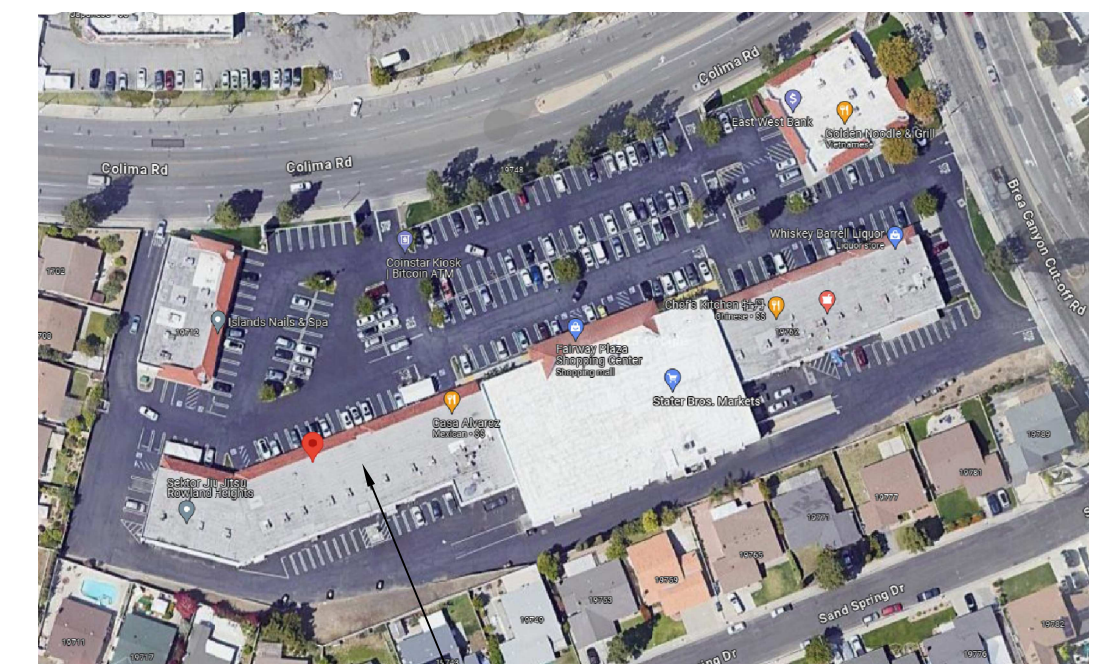
NOTE:

YUKDAEJANG" IS EXISTING KOREAN RESTAURNT, INTERIOR CHANGE PER TENENT IMPROVEMENT APPROVED PLAN.
TOTAL EXISTING RESTRAURANT AREA=2089 SQ.FT. (NO CHANGE)
NO CHANGE IN EXISTING PLAN/LAYOUT, NO CHANGE IN BUILDING EXTERIOR OR INTERIOR. NO CHANGE EXISTING SQ.FT. AREA

KEY NOTES

- 1 (E) BUILDING UNDER REFERENCE
- 2 (E) YUKDAEJANG RESTAURANT ENTRANCE
- 3 (E) 12'-6" WIDE 6" RAISED CONC WALKWAY
- 4 (E) PARKING LOT W/ ACCESSIBLE PARKING
- 5 (E) LANDSCAPE/TREES TO REMAIN
- 6 PROPERTY LINE
- 7 ROOF PROJECTION ABOVE

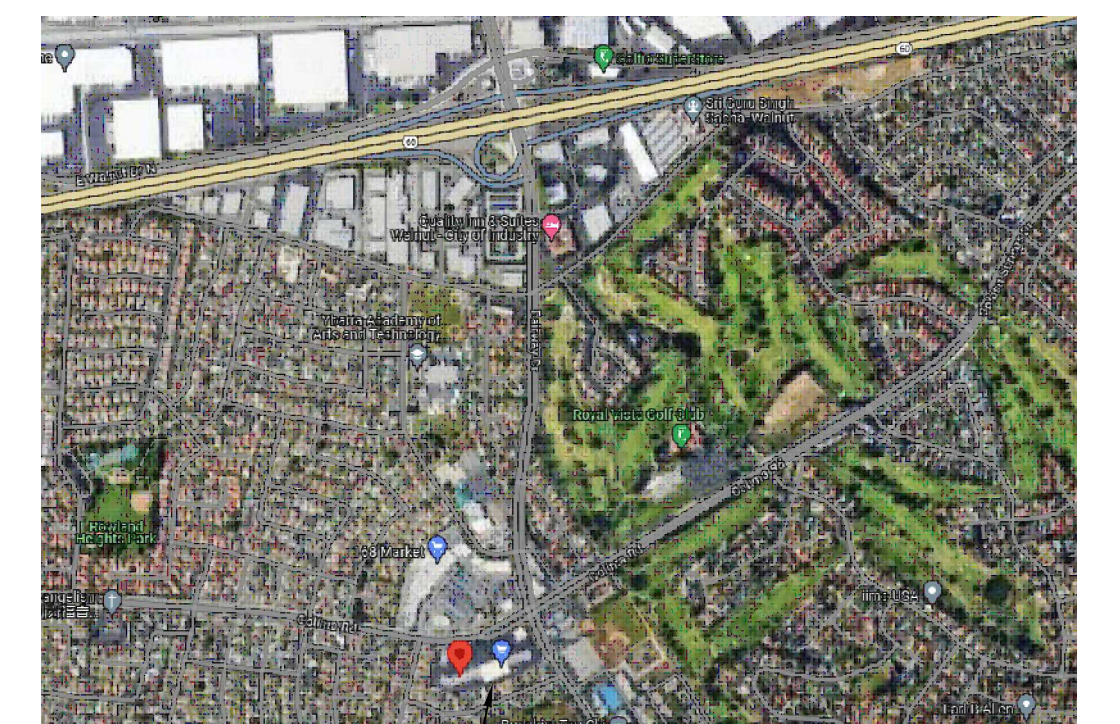
ARIAL BLOCK PLAN



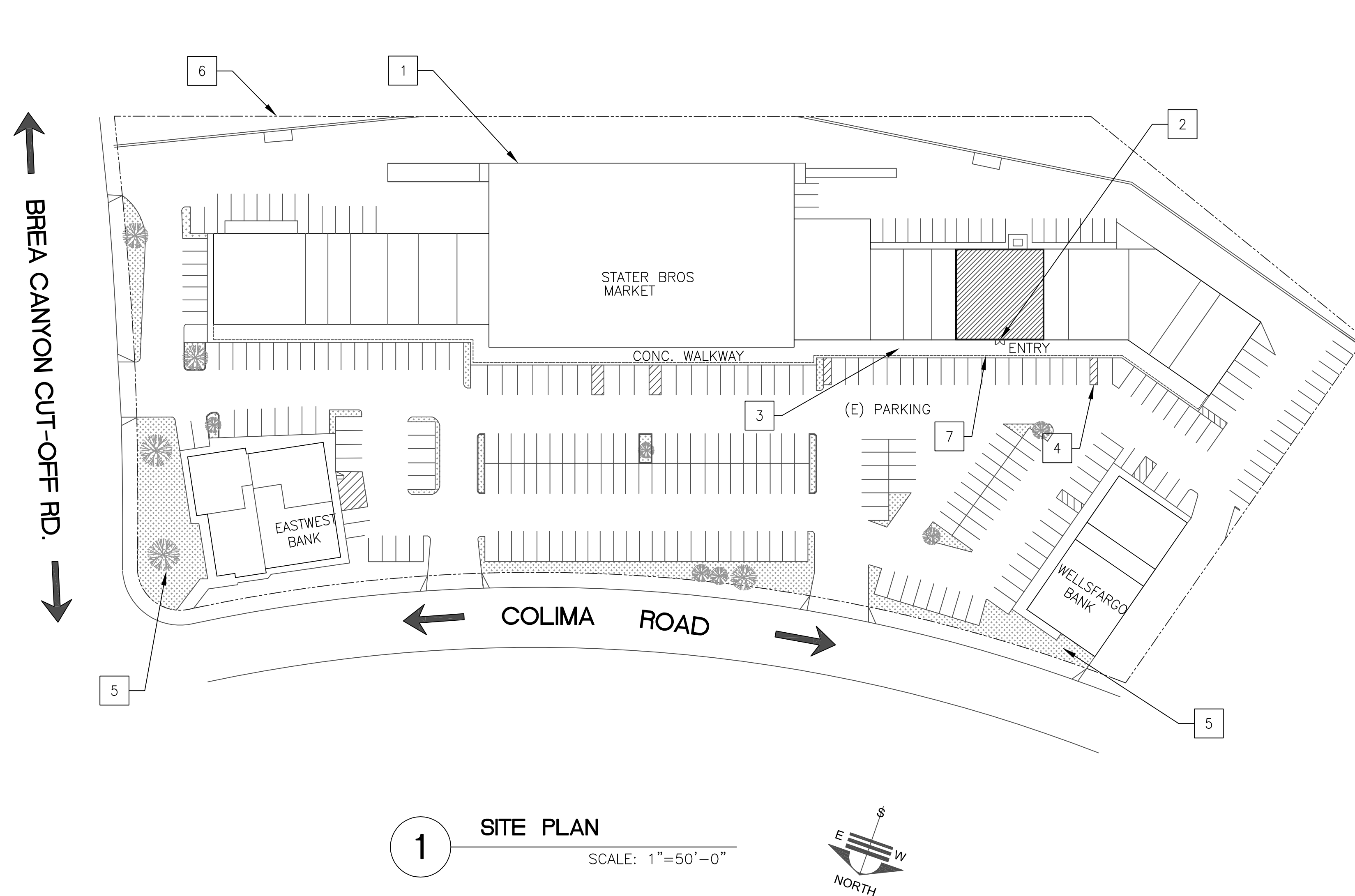
BUILDING UNDER REFERENCE



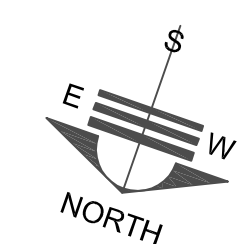
VICINITY MAP



SITE UNDER REFERENCE



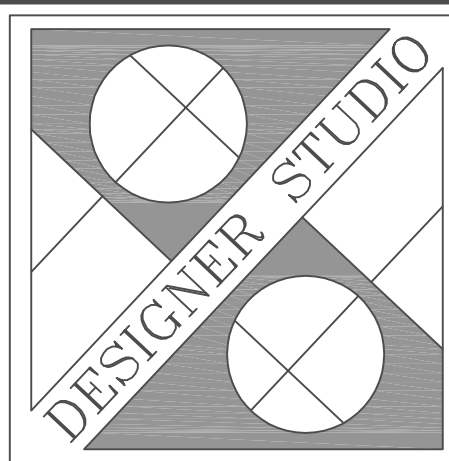
1 SITE PLAN
SCALE: 1"=50'-0"



PROPERTY INFORMATION	
APN: 8276-032-025	
CUP Application Date	12/09/23
Revisions	Date

DRAWING SHEET TITLE	
TITLE SHEE, SITE PLAN, VICINITY MAP, BLDG STREET FACING VIEW	

CITY APPROVAL STAMP

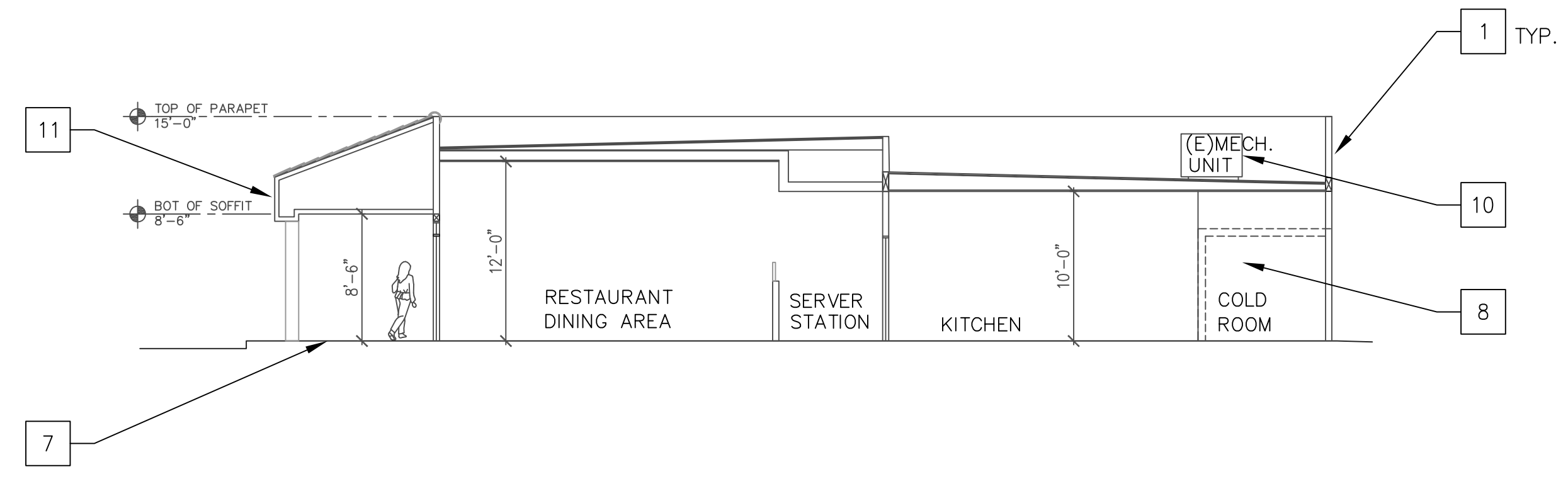


PROJECT TITLE	
LIQUOR SELLING PERMIT FOR EXISTING KOREAN RESTAURANT "YUKDAEJANG"	
PROJECT ADDRESS	
19732/19734 COLIMA ROAD, ROWLAND HEIGHTS, CA 91748	
OWNER: STEVEN YANG	TEL: (310)995-5632

Date	03/15/2024
CUP Number	RPPL2023006714
DRAWING NO.	A-1.0

KEY NOTES

- 1 EXISTING BUILDING EXTERIOR WALL TO REMAIN
- 2 EXISTING DOUBLE ENTRY DOOR TO REMAIN
- 3 EXISTING STOREFRONT TO REMAIN (TYPICAL)
- 4 EXISTING EMERGENCY EXIT DOOR TO REMAIN
- 5 EXISTING 6" HT. CONC. CURB TO REMAIN
- 6 EXISTING PARKING LOT TO REMAIN (NO CHANGE)
- 7 EXISTING 9 FT. WIDE PUBLIC SIDE WALK TO REMAIN
- 8 EXISTING COLD STORAGE ROOM
- 9 EXISTING ROOF PROJECTION (ABOVE)
- 10 EXISTING ROOF TOP MECH. UNIT BEHIND PARAPERT WALL
- 11 EXISTING BUILIDING ELEVATION TO REMAIN (NO CHANGE)



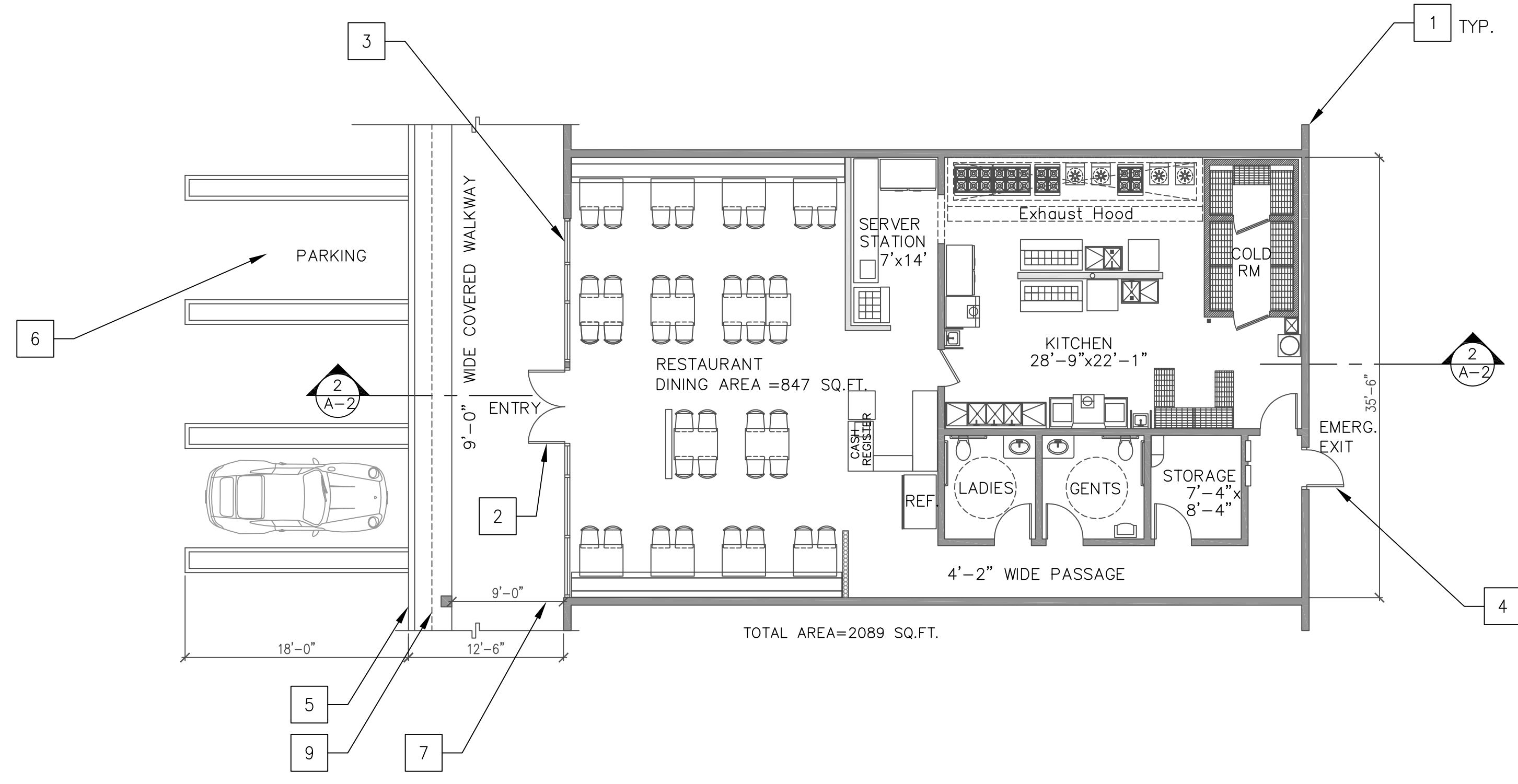
2 SECTION X-X
SCALE: 1/8"=1'-0"

AREA STATEMENT

EXISTING FLOOR AREA = 2089 SQ.FT.

WALL LEGEND

EXISTING WALL

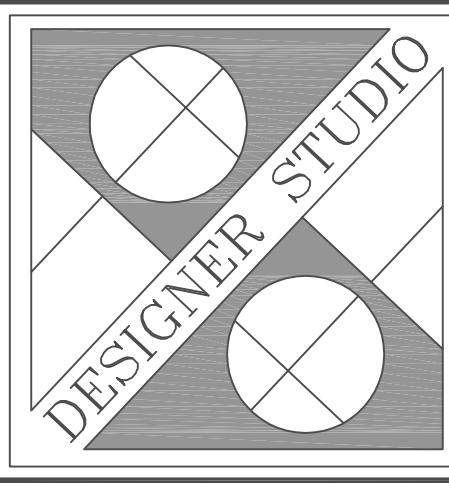


1 EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"

PROPERTY INFORMATION	
APN: 8276-032-025	
CUP Application Date	12/09/23
Revisions	Date

DRAWING SHEET TITLE	
EXISTING FLOOR PLAN & SECTION	

CITY APPROVAL STAMP



PROJECT TITLE	
LIQUOR SELLING PERMIT FOR EXISTING KOREAN RESTAURANT "YUKDAEJANG"	
PROJECT ADDRESS	
19732/19734 COLIMA ROAD, ROWLAND HEIGHTS, CA 91748	
OWNER: STEVEN YANG	TEL: (310)995-5632

Date	03/15/2024
CUP Number	RPPL2023006714
DRAWING NO.	A-2.0

one-eighth inch = one foot
 one-quarter inch = one foot
 three-eighths inch = one foot
 one-half inch = one foot
 three-quarters inch = one foot
 one inch = one foot

A
 B
 C
 D
 E



PROJECT NUMBER PRJ2023-004558-(1)
HEARING DATE March 18, 2025
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2023006714

PROJECT SUMMARY

OWNER / APPLICANT Rowland Heights Properties LP / Raj Van	MAP/EXHIBIT DATE 3/15/2024
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PROJECT OVERVIEW

The applicant, Raj Van, requests a conditional use permit ("CUP") to authorize the sale of beer and wine for on-site consumption at an existing restaurant ("Yuk Dae Jang") located in a commercial shopping center in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones).

LOCATION 19732 Colima Road, Rowland Heights	ACCESS via Colima Road
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ASSESSORS PARCEL NUMBER(S) 8276-032-025	SITE AREA 2.12 Acres
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GENERAL PLAN / LOCAL PLAN East San Gabriel Valley Area Plan	ZONED DISTRICT San Jose	PLANNING AREA East San Gabriel Valley
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LAND USE DESIGNATION CG (General Commercial)	ZONE C-2 (Neighborhood Business)
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PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	COMMUNITY STANDARDS DISTRICT Rowland Heights
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ENVIRONMENTAL DETERMINATION (CEQA)
 Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030.F (Alcoholic Beverage Sales Burden of Proof Requirements)
 - Section 22.366 (East San Gabriel Valley Planning Area Standards District)
 - Section 22.366.090 (Rowland Heights CSD Requirements)
 - Section 22.20.040 (Commercial Zone Development Standards)

CASE PLANNER: Steve Mar	PHONE NUMBER: (213) 893-7009	E-MAIL ADDRESS: smar@planning.lacounty.gov
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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-004558-(1)
CONDITIONAL USE PERMIT NO. RPPL2023006714

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. **RPPL2023006714** on March 18, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Raj Van ("Permittee"), requests the CUP to authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Yuk Dae Jang”) (“Project”) located in a commercial shopping center at 19732 Colima Road, in the unincorporated community of Rowland Heights ("Project Site") in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030.C (Land Use Regulations for Zones Commercial Zones).
4. **PREVIOUS ENTITLEMENT(S).** Site Plan Review (“SPR”) No. RPPL2022002334 authorized the change of use in the shopping center tenant space from office to restaurant use for the subject establishment. SPR No. RPPL2023000929 authorized a new business sign for the subject 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. On May 21, 2024, the Rowland Heights Community Plan (“Community Plan”) was rescinded with the adoption of the Area Plan. Although the application was deemed complete prior to the adoption of the Area Plan, the CUP is being reviewed and analyzed under the Area Plan because the majority of additional case materials and information were received and evaluated after its adoption.
6. **ZONING.** The Project Site is located in the San Jose Zoned District and is currently zoned C-2. Pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones Commercial Zones), a CUP is required for the sale of alcoholic beverages at the subject property.

7. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG (General Commercial)	C-2 (Neighborhood Business)	Shopping Center
EAST	C, H5 (Residential 5 Dwelling Units/Acre)	CPD (Commercial Planned Development), A-1-20,000 (Light Agricultural – 20,000 Square Foot Minimum Required Lot Area)	Commercial, Senior Living Facility, Preschool/Elementary School
SOUTH	H9 (Residential 9 Dwelling Units/Acre), RL2 (Rural Land 2 Dwelling Units/Acre)	R-1-6,000 (Single-family Residence – 6,000 Square Foot Minimum Required Lot Area), R-1-7,500 (Single-family Residence – 7,500 Square Foot Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Foot Minimum Required Lot Area)	Single family residences (SFRs)
WEST	H9	R-1-6,000 (Single-family Residence – 6,000 Square Foot Minimum Required Lot Area), RPD – 6000-10U (Residential Planned Development – 6,000 Square Foot Minimum Required Lot Area – 10 Units Per Acre)	SFRs

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 2.12 acres in size and consists of one legal lot. The Project Site is irregular in shape with flat topography and is developed with a multi-tenant shopping center.

B. Site Access

The Project Site is accessible via Colima Road, a 72-foot wide Major Highway on the County Master Plan of Highways, to the north. Primary access to the Project Site is via an entrance/exit on Colima Road. Secondary access to the Project Site is via an entrance/exit on Brea Canyon Cut-off Road, a 90-foot wide Limited Secondary Highway on the County Master Plan of Highways.

C. Site Plan

The site plan depicts the subject restaurant located in a 2,089 square foot tenant space within a multi-tenant shopping center within three buildings at the southwest corner of Colima Road and Brea Canyon Cut-off Road. The shopping center includes restaurants as well as dentist and pharmacy, grocery store, bank, and retail stores. Parking is provided by surface parking lots in front of and behind the shopping center structure. The restaurant's floor plan depicts the dining area where food and beverage service occur. The sale and consumption of beer and wine will be restricted to this indoor dining area.

D. Parking

The restaurant has an occupancy load of 71 persons and requires 24 parking spaces. The shopping center as a whole requires 272 parking spaces and provides 293 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 as an accessory service to the existing restaurant's food service and does not significantly change the restaurant's current operations nor require any physical improvements to the business. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

10. PUBLIC COMMENTS.

Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received three letters from the general public in support of the Project.

The Rowland Heights Community Coordinating Council, in a letter dated September 11, 2024, does not oppose the CUP request.

11. AGENCY RECOMMENDATIONS.

A. County Sheriff's Department: Recommended approval in a letter dated July 11, 2024.

12. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On January 28, 2025, a total of 252 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 five notices to those on the courtesy mailing list for the San Jose 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 (General Commercial) 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 shopping center along the major commercial corridor of Colima Road. 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 restaurant is located in an existing commercial shopping center that supports a variety of other retail, restaurant, and commercial services. Staff has received three letters of support for the Project from local businesses who believe that the Project will add to the commercial vitality of the neighborhood.

ZONING CODE CONSISTENCY FINDINGS

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

CONDITIONAL USE PERMIT FINDINGS

16. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The existing establishment is a bona-fide restaurant where the sale of beer and wine for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed use has the potential to increase dining enjoyment and property values by bringing economic activity to the area. The Project's conditions of approval will further ensure the sale of alcohol is compatible with the surrounding area.
17. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is located in an existing shopping center that has been previously approved in conformance with all development standards prescribed under Title 22 (Planning and Zoning) of the County Code. The shopping center property is 2.12 acres in size and is an irregular shaped lot. No physical expansion or changes are proposed as part of the Project.

18. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is located along Colima Road, a 72-foot wide Major Highway on the County Master Plan of Highways, to the north, which can handle all vehicular traffic generated by the businesses in the shopping center. Access to the Project site is via driveways off of Colima Road and off of Brea Canyon Cutoff Road, a 90-foot wide Limited Secondary Highway on the County Master Plan of Highways. The Project Site is serviced by all necessary public services and utilities that are needed for the Project Site's tenants.
19. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS

20. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There is a combined preschool/elementary school to the east of the Project Site and is separated from the subject restaurant by the shopping center's surface parking lot and the school's own surface parking lot. The school is also buffered from the shopping center by Brea Canyon Cut-off Road and by the school's perimeter fencing and landscaping.
21. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The subject restaurant is located in a tenant space within a multi-tenant commercial shopping center. The front of the restaurant does not face residences to the west and south of the Project Site. Residences to the west are buffered from the restaurant and the shopping center by an existing block wall and separated by the parking lot area. Alcoholic beverage sales for on-site consumption at the restaurant shall be limited to the hours of 10:00 a.m. to 10:00 p.m. daily to avoid any potential early morning or late night adverse effects to the area.
22. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The existing establishment is a bona-fide restaurant where the sale of beer and wine for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed offering of beer and wine with the restaurant's food service enhances customers' dining experience and has the potential to increase economic activity in the shopping center.
23. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values**

within the neighborhood. The sale of beer and wine for on-site consumption at the restaurant would not alter the existing exterior appearance of the shopping center's structure.

24. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district, 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 not located in a census tract with an overconcentration of on-site alcohol licenses but is located in a high crime reporting district. Three on-site alcohol licenses exist in the census tract and five on-site licenses are allowed. 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. To ensure continued compatibility between the Project and the surrounding land uses, the CUP grant term is limited to 10 years.

ENVIRONMENTAL FINDINGS

25. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The sale of beer 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 require any physical improvements to the business. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption and the Project is categorically exempt.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

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

- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district, 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. RPPL2023006714**, subject to the attached conditions.

ACTION DATE: March 18, 2025

PROJECT NO. PRJ2023-004558-(1)
CONDITIONAL USE PERMIT NO. RPPL2023006714

EXHIBIT C
FINDINGS
PAGE 9 OF 9

MM:SM

3/18/2025

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-004558-(1)
CONDITIONAL USE PERMIT NO. RPPL2023006714

PROJECT DESCRIPTION

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

GENERAL CONDITIONS

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

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

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on March 18, 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.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,205.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections. Inspections may be unannounced and may be conducted

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

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

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

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

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **May 18, 2025**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit revised plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

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

19. 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.
20. 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 upon completion of such training program, and subsequently within 90 days of the hire date of all new employees and/or managers.
21. 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.

22. 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.
23. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
24. 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, 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.
25. 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.
26. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
27. 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.
28. This grant authorizes the sale of alcoholic beverages for on-site consumption from 10:00 a.m. to 10:00 p.m., seven days a week.
29. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
30. The permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-side card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.

31. Music or other audible noise at the premises shall comply with Title 12 to the satisfaction of the County Department of Public Health.
32. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
33. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
34. Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties.
35. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.
36. The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant, as depicted on the site and floor plans labeled Exhibit "A."
37. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the hours of operation.
38. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions.
39. Food service shall be continuously provided during operating hours.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

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

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

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

YES, EXISTING RESTAURANT IN EXISTING SHOPPING CENTER

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

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

It will not create any adverse effect.

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.

Existing Restaurant in Existing Shopping Center
No modification in plan or Elevation
Shopping Center is well balanced with other shops &
Bank.

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.

Yes Easy access to & from Freeway 60; North of site is entrance from Colima Road. Site has

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): **TYPE 41** (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.

No Adverse affect Religions worship, Park or Playground, such establishment are not in vicinity
" Tzu Chi Elementary school is across Brea Canyon Cut-off Road
A sign at register or cashier counter & each table provided see ~~***~~

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.

Entire site is sufficiently buffered in relation to residential area. No adverse effect. Yuk Dae Tang Located per below descriptions:
Colima Road & Parking in front on north, Road & Parking on east.
Service Road & high block wall on south, Parking & driveway on west

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

It will enhance economy. More customers visiting more revenue/sales Tax income to city & state.

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.

Well designed Shopping Center with great existing appealing Architecturally balance aesthetically great Look

~~***~~ Sign will written As follows: " No beer will be served to minor or Under Age 21. Proof of ID with age Verification required "

Additional findings of public convenience or necessity.

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

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

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

- 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.

YukDaeJang Restaurant though in high crime area, above item # iii, iv, vii & viii are applicable. & consumption of Beer & wine is for on site in the restaurant dining use only & use is in enclosed Restaurant ambient atmosphere

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.

Shelf space not required. It is Restaurant & not retail Seller of Alcoholic Beverage

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:

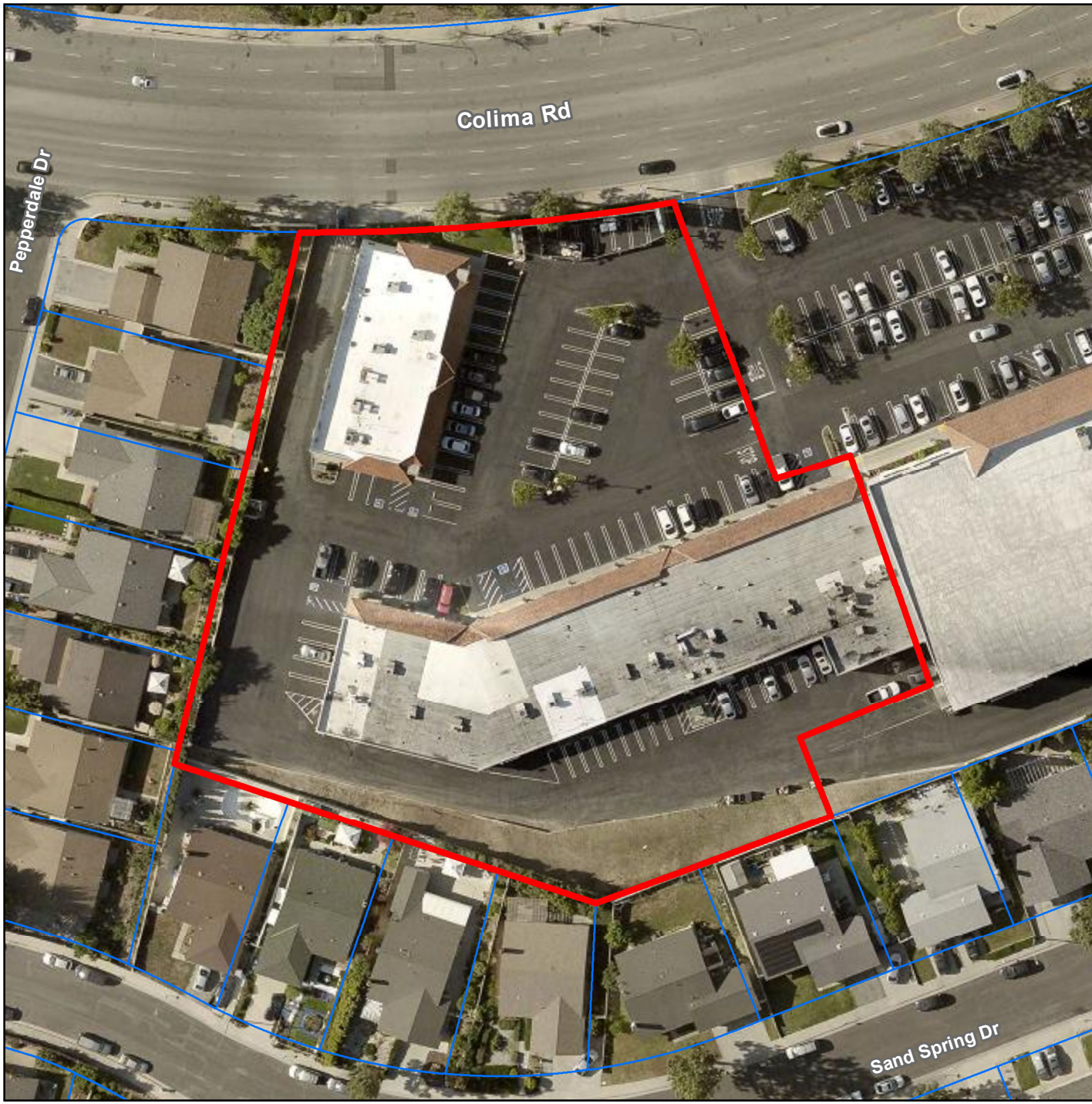
i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

Not Applicable, in house consumption of Beer & not a retailer.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: March 6, 2025
PROJECT NUMBER: PRJ2023-004558-(1)
PERMIT NUMBER(S): CUP RPPL2023006714
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 19732 Colima Road, Rowland Heights
OWNER: Rowland Heights Properties LP
APPLICANT: Raj Van
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 located within an existing shopping center will be an accessory service to the restaurant's food service and does not significantly change the restaurant's current operations and does not require any physical improvements to the business. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

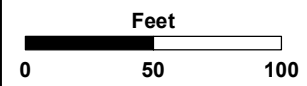


AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-004558
ALCOHOL CUP RPPL2023006714

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



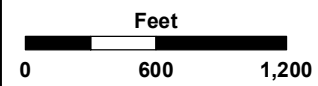
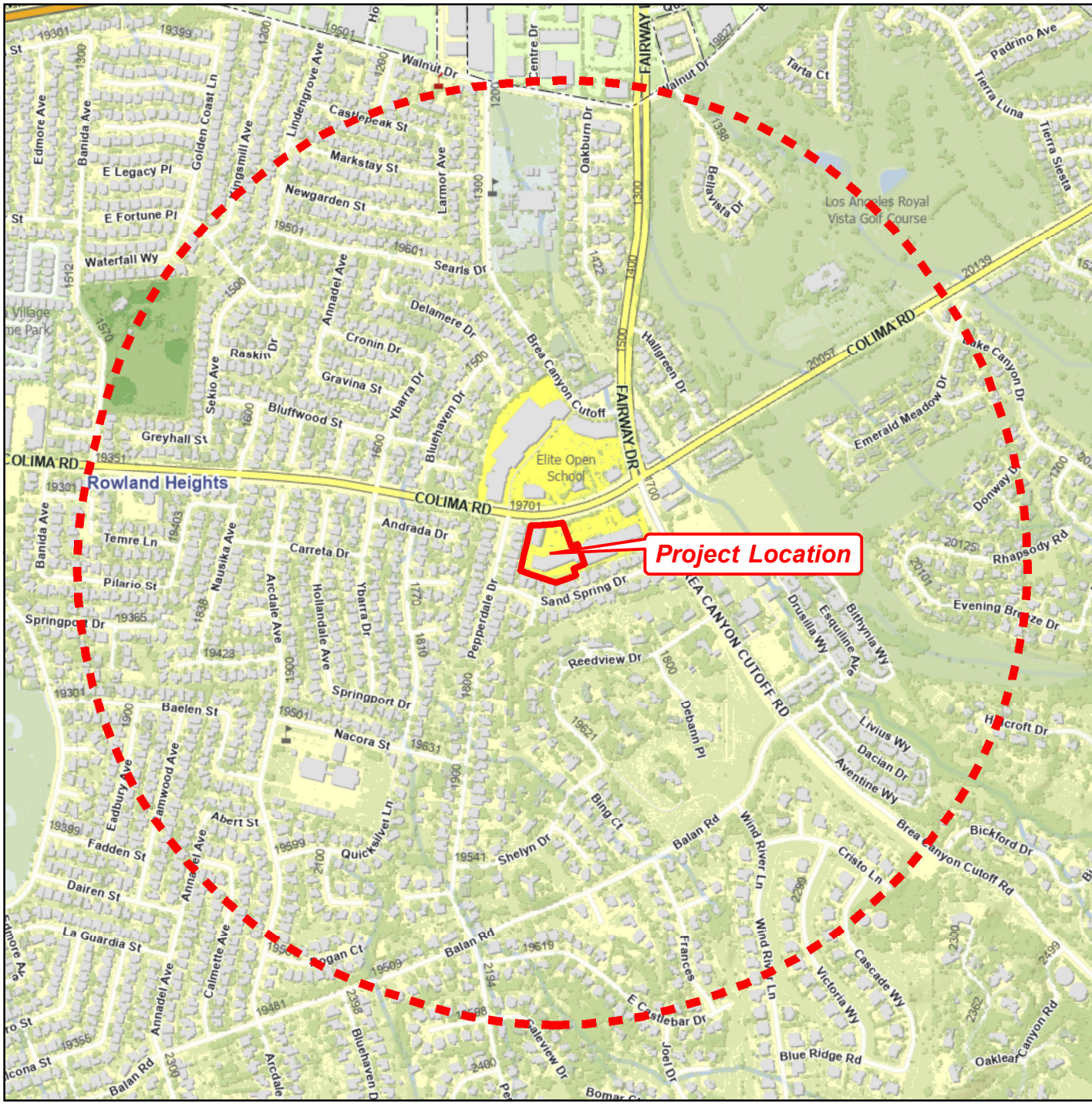
LA COUNTY
PLANNING

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

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-004558
ALCOHOL CUP RPPL2023006714



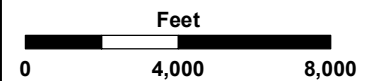
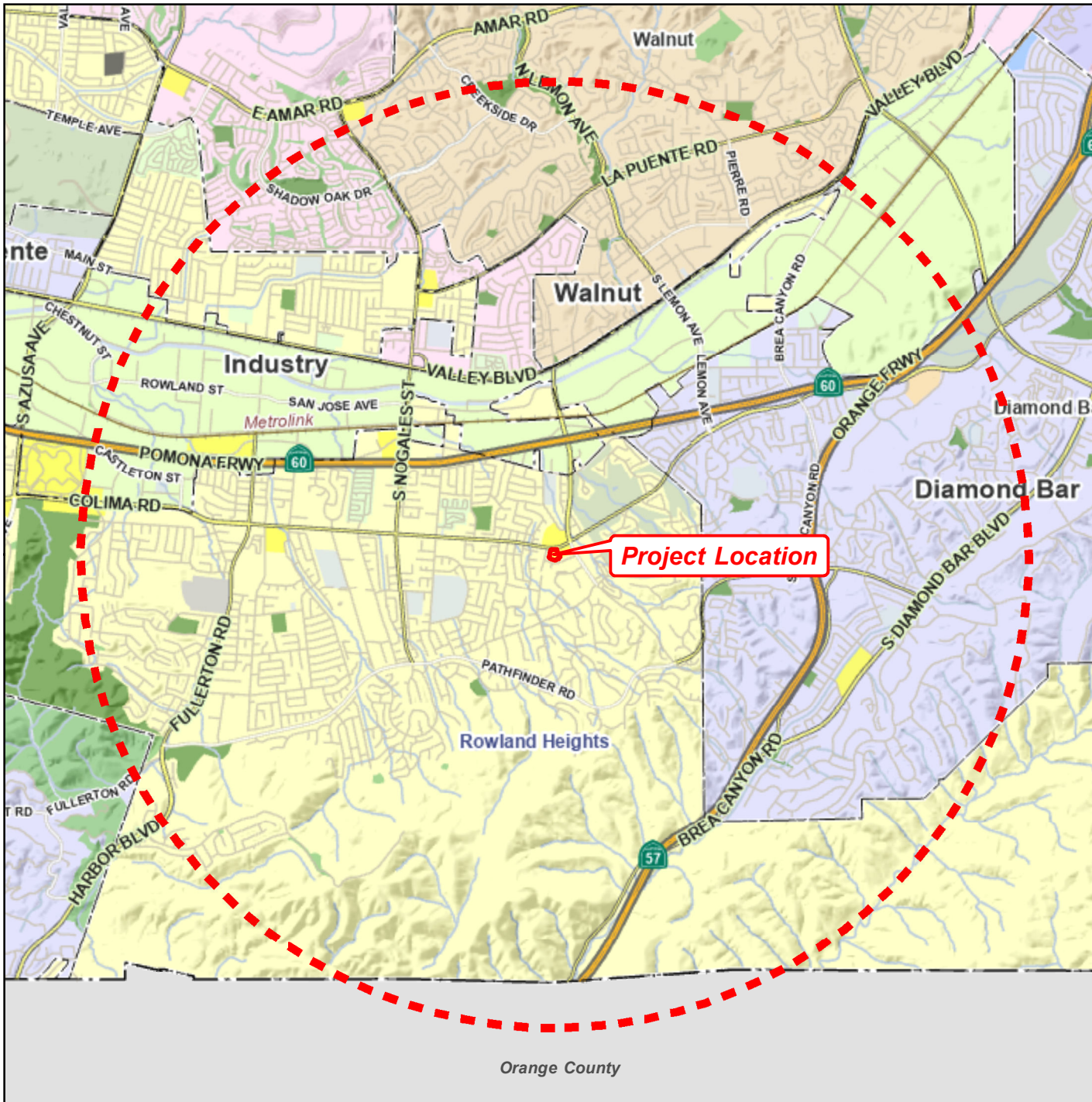
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3-MILE RADIUS

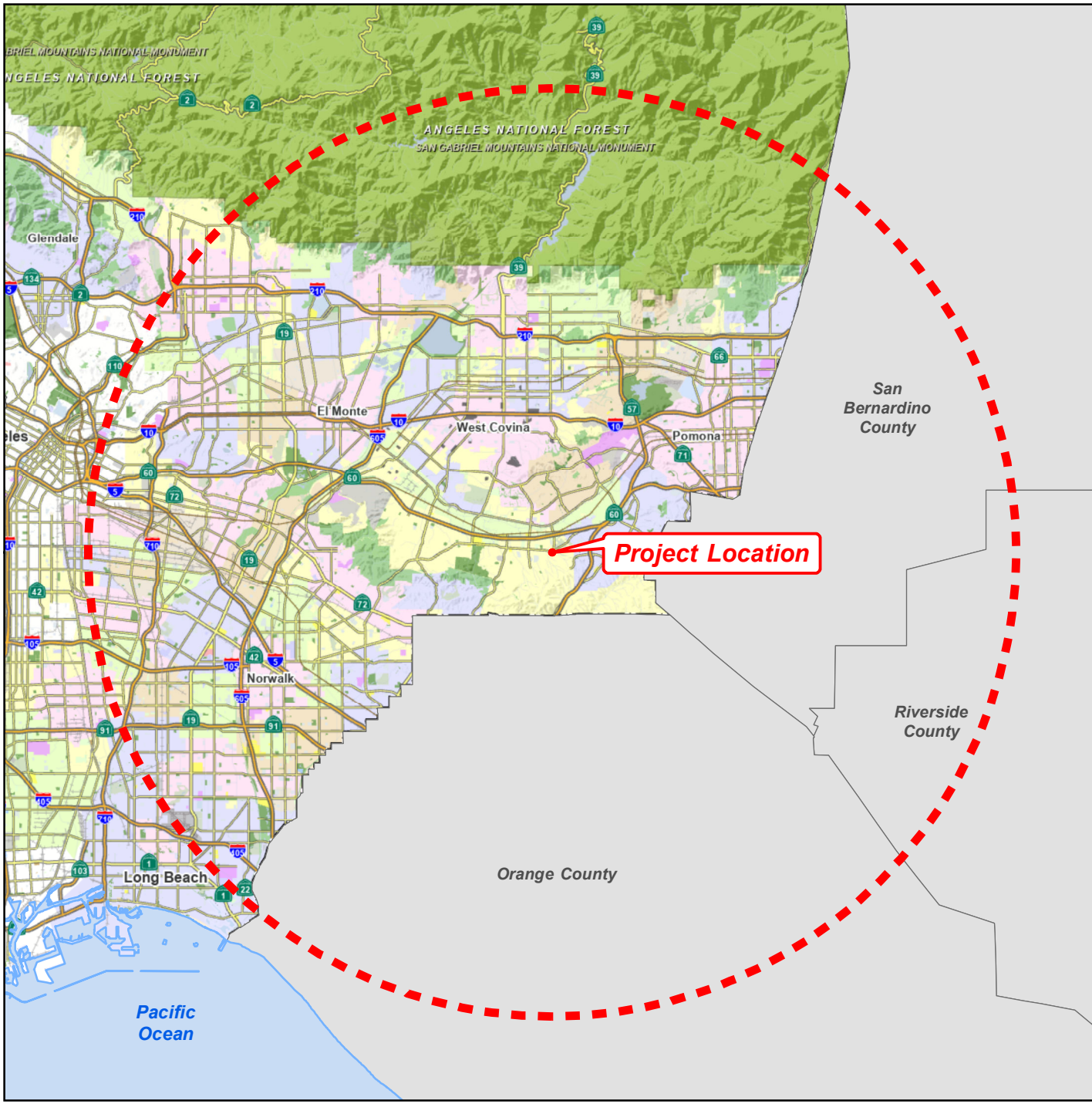
LOCATOR MAP

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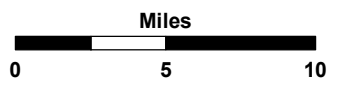


Project Location

**20-MILE RADIUS
LOCATOR MAP**
PROJECT NO. PRJ2023-004558
ALCOHOL CUP RPPL2023006714



Project Location



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) 1932 Colima Rd, #44, Rowland Heights (CMT) 91748-3210 3. LICENSE TYPE 41

4. TYPE OF BUSINESS

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

5. COUNTY POPULATION NA 6. TOTAL NUMBER OF LICENSES IN COUNTY NA 7. RATIO OF LICENSES TO POPULATION IN COUNTY 1:944

8. CENSUS TRACT NUMBER 4087.05 9. NO. OF LICENSES ALLOWED IN CENSUS TRACT 5 10. NO. OF LICENSES EXISTING IN CENSUS TRACT 3

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?)

No, the number of existing licenses is lower than the number allowed D/E-5
679-BS

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13) walnut ss No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER 2935 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 168

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) [Signature] 05/02/24



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.: PRJ2023-004558-(1)
Permit No.: Conditional Use Permit (CUP) No. RPPL2023006714
Establishment: "Yukdaejang" Restaurant
Location: 19732 Colima Road, Unit 44, Rowland Heights
Description: CUP application for on-site beer and wine sales at an existing restaurant

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

There have been only calls for alarm activations and routine calls. At this time, we have no specific concerns.

(2) Comments/recommended conditions:

This location is located near a Motel. 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 near the 60 freeway which could make it a viable 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.

(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

P.O. Box 8171
Rowland Heights
California 91748

Email:
rhccc4RH@gmail.com

09/11/2024

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

President
Yvette Romo

Vice Presidents

Maria Kramer
Denise Jackman

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

Recording Secretary
Wanda Ewing

RE: RPPL2023006714• CUP @ 19732/19734 Rowland Colima Rd Heights, CA.
91748 Presented by Mr. Raj Van.

Treasurer
Linda Kuo

Mr. Mar:

Past President
Cary Chen

Rowland Heights Community Coordinating Council **does NOT-OPPOSE** the CUP application to have a Beer/Wine license. The RHCCC after much consideration does **Not Oppose** the sale of Beer/Wine license at YUKDAEJANG restaurant at 19732/19734 Colima Rd. 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

Name:

Title:



**ALFONSO L YEE DBA
H&R BLOCK
19730 COLIMA ROAD
ROWLAND HEIGHTS, CA 91748
(909)468-3657 FAX (909)595-5409**

Los Angeles City Planning Department
200 N. Spring St. Room 750
Los Angeles, CA 90012

Dear Sir/Madam

I am writing this letter to express my strong support for the application of Derrick Seung/ Mo & Do Inc dba Yuk Dae Jang RH for a Conditional Use Permit (C.U.P) to operate a beer and wine store within our mall located at 19732 Colima Rd. Rowland Heights, CA 91748.

As a fellow tenant in the mall, I believe that having a beer and wine store would be a valuable addition to our business community. It would not only provide a convenient service for our customers but also enhance the overall shopping experience within the mall.

Derrick Seung/ Mo & Do Inc dba Yuk Dae Jang RH has demonstrated a commitment to operating a responsible and community-oriented business. I am confident that their establishment will adhere to all regulations and contribute positively to the ambiance and economy of the mall.

I fully support their application for the C.U.P and hope that you will grant them the necessary permissions to operate their business successfully.

Thank you for considering this letter of support.

Sincerely,



**ALFONSO L YEE DBA
H&R BLOCK
19730 COLIMA ROAD
ROWLAND HEIGHTS, CA 91748
(909)468-3657 FAX (909)595-5409**

Name: QING XIA, (Beauty 1st Salon)

Title: Owner

19726 Colimard. Rowland Heights
CA 91748

626-697-1256 eileenxia@me.com

Los Angeles City Planning Department
200 N. Spring St. Room 750
Los Angeles, CA 90012

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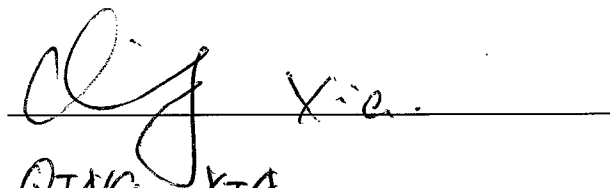
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Thank you for considering this letter of support.

Sincerely,



QING XIA
OWNER Beauty 1st Salon

19726 Colima rd Rowland Heights.
CA 91748

Name: Sang Hoon Lee

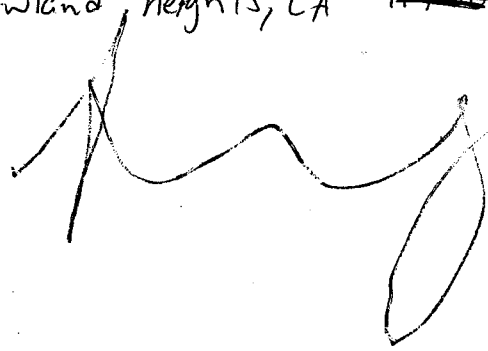
Title: COO

Address: 19718 E. Colima Rd. Rowland Heights, CA ~~91748~~

Contact Info: (909) 354-0989

91748

Los Angeles City Planning Department
200 N. Spring St. Room 750
Los Angeles, CA 90012



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Title: COO
Contact: (909) 354-0989

