

REPORT TO THE HEARING OFFICER

DATE ISSUED: February 13, 2025

HEARING DATE: February 25, 2025 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2022-002226-(5)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2022007398

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 761 East Altadena Drive, Altadena

OWNER: Alta Loma Investment Co

APPLICANT: Marand Food Inc.

CASE PLANNER: Sean Donnelly, AICP, Senior Planner
sdonnelly@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 PRJ2022-002226-(5), CUP Number RPPL2022007398, 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 RPPL2022007398 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) to authorize the sale of a full line of alcohol for on-site consumption (ABC Type 47 License) in an existing restaurant (“Project”) in the CPD (Commercial Planned Development) Zone pursuant to County Code Section [22.20.090 \(Development Standards and Regulations for Zone CPD\)](#).

B. Project

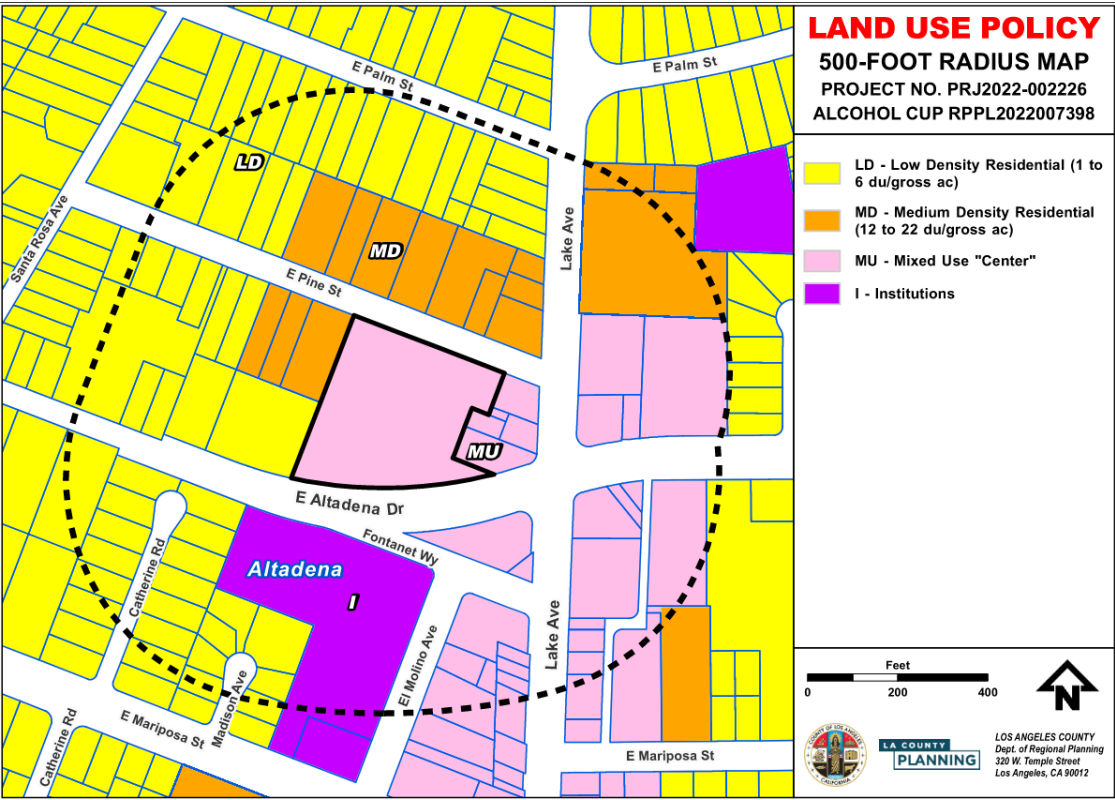
The restaurant is 2,250 square feet in size and consists of a kitchen, bathrooms, and an indoor seating area with 44 seats, as well as an outdoor seating area which is 324 square feet with 24 seats. Alcohol sales will be limited to the indoor portion only. The applicant is requesting alcohol sales hours are from 10:00 am to 11:00 pm, daily. No physical changes or tenant improvements are proposed with this Project. The restaurant has existed at the Project Site for over 10 years. The shopping center consists of three buildings. The subject restaurant is located in a tenant space labeled as “Tenant 7” on the site plans, in the building farthest to the northeast labeled as “Building C”. A 158-space parking lot is located on the southern half of the parcel. The restaurant is 2,250 square feet in size and consists of a kitchen, bathrooms, and an indoor seating area with 44 seats, as well as an outdoor seating area which is 324 square feet with 24 seats. Alcohol sales will be limited to the indoor portion only. No physical changes or tenant improvements are proposed with this Project.

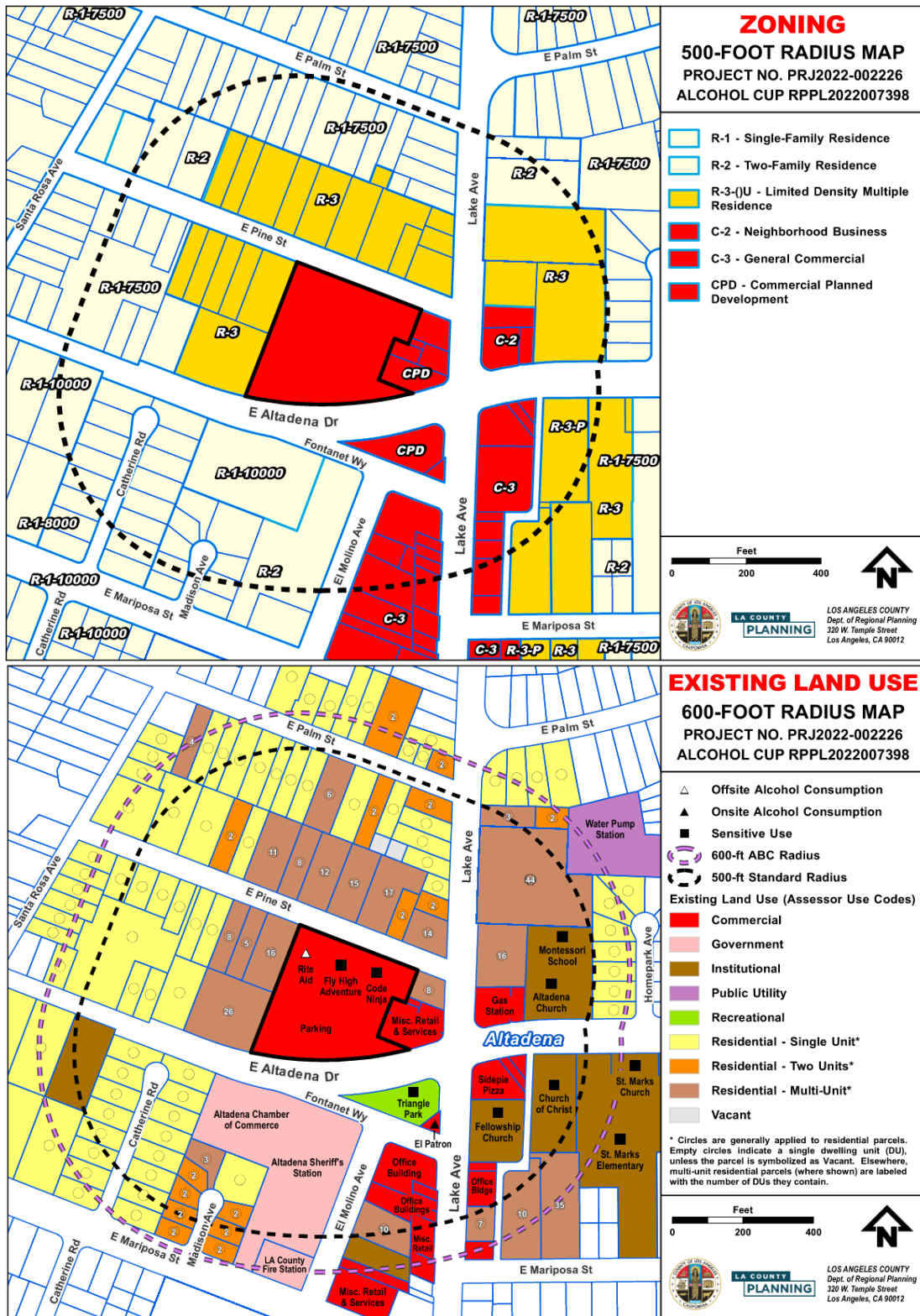
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	ALTADENA COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	MU (Mixed Use “Center”)	CPD	Commercial center containing subject restaurant
NORTH	MD (Medium Density Residential - 12 to 22 Dwelling Units Per Gross Acre), LD (Low Density Residential - 1 to 6 Dwelling Units Per Gross Acre)	R-3 (Limited Density Multiple Residence), R-1- 7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Lot Area), R-2 (Two- Family Residence)	Single-family residences (“SFRs”), multi- family residences (“MFRs”)
EAST	MU, MD, LD	CPD, C-2 (Neighborhood Business), R-3, R-3-P (Limited Density Multiple Residence- Parking), R-1- 7,500, C-3 (General Commercial)	Retail, MFRs, restaurants, churches, Montessori School

SOUTH	MU, LD, I (Institutions)	CPD, C-3, R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single- Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-2	Park, Altadena Sheriff's Station, Altadena Chamber of Commerce, offices, SFRs, MFRs
WEST	MD, LD	R-3, R-1-7,500, R-1-8,000, R-1-10,000, R-2	MFRs, SFRs





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
910050z	CPD	March 26, 1991
9052	C-2	February 23, 1966

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPPL2017009306	Renovation of an existing courtyard in a multi-tenant commercial retail center with new lighting and landscaping.	Approved October 31, 2017
Plot Plan 15346	Approved existing commercial center subject restaurant is located within.	Approved May 20, 1966

C. Violations

Staff has not identified a history of violations at the subject restaurant.

ANALYSIS

A. Land Use Compatibility

The Project will allow the sale of a full line of alcoholic beverages for on-site consumption at an existing restaurant. The restaurant provides multiple ethnic food options with a full range of beverage options. The commercial center which the Project is located within, has existed at the Project Site since 1966. The request to allow the sale of a full line of alcohol is consistent with the uses allowed in the MU land use designation, which include commercial retail, entertainment uses, and restaurants. The sale of alcohol for on-site consumption is ancillary to the operation of the bona-fide restaurant and will remain consistent with the land use designation if conducted in compliance with the conditions of Project approval.

B. Neighborhood Impact (Need/Convenience Assessment)

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

Within 500 feet of the Project Site, there are other establishments selling alcoholic beverages for on-site consumption, and one establishment selling alcoholic beverages for

off-site consumption. Eight sensitive uses, including three churches, a pocket park, an indoor adventure park, a tutoring center, and two schools are located within 600 feet of the Project Site.

Alcoholic beverages will only be consumed within the restaurant's premises. The nearby residential uses are sufficiently buffered by the Project Site's parking lot and landscaping. 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 Census Tract (4602.00) is overconcentrated per ABC standards because ABC allows for five licenses for the sale of alcoholic beverages for on-site consumption in the Census Tract, and there are two existing licenses for the sale of alcoholic beverages for on-site consumption. The Hearing Officer must make a Finding of Public Convenience or Necessity because ABC also indicates that the Project is in a high crime area. The County Sheriff ("Sheriff") was consulted during review of the CUP application and recommended approval of this Project.

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Commission must make a finding of public convenience or necessity when a requested use is located in a high crime reporting district. As noted above, the concentration of retail establishments in the area tends to lead to a higher number of reported crimes and the Sheriff recommends approval of this use. However, these factors need to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit K). Because of these documented adverse effects, Staff recommends that the Commission can make a finding of public convenience or necessity only if the sale of alcoholic beverages for on-site consumption is limited to 10 a.m. to 10 p.m. Monday through Sunday, which precludes sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for on-site consumption from 10 a.m. to 10 p.m. Monday through Sunday.

C. Design Compatibility

The Project is located within an existing commercial building. Approval of this Project does not include any new improvements or expansions at the Project Site. The Project is located within an existing approved building, with no proposed expansion of external development. Therefore, the Project meets CSD requirements related to height and signage as no expansion of the existing building is proposed and no new signage is proposed with this CUP.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

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

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections [22.158.050 \(Findings and Decision\)](#) and [22.140.030 F \(Alcoholic Beverage Sales. Findings for Uses Subject to Conditional Use Permit\)](#) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project consists of the sale of a full line of alcoholic beverages for on-site consumption associated with a restaurant within an existing building with no development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to a Categorical Exemption.

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

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

The subject property is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. The surrounding area is an urbanized residential neighborhood. The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. No significant effect due to unusual circumstances and no cumulative impacts are anticipated. 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, in a letter dated April 2, 2024, recommended that the Project proceed to public hearing.

B. Other Agency Comments and Recommendations

- A. ABC, in a letter dated March 19, 2024, stated that the Project Site is not in an area with an overconcentration of alcoholic beverage licenses but that it is in a high crime reporting area, therefore the Hearing Officer must make a finding of Public Convenience or Necessity
- B. The Altadena Town Council recommended approval of the Project at their September 19, 2023 meeting, and provided a letter containing recommended conditions for the Project.

C. Public Comments

Staff has not received any comments at the time of report preparation.

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

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

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

**PROJECT NUMBER**

PRJ2022-002226-(5)

HEARING DATE

February 25, 2025

REQUESTED ENTITLEMENT(S)

Conditional Use Permit ("CUP") No. RPPL2022007398

PROJECT SUMMARY

OWNER / APPLICANTAlta Loma Investment Co, Owner
Marand Food Inc., Applicant**MAP/EXHIBIT DATE**

March 9, 2022

PROJECT OVERVIEW

A request for a CUP to authorize the sale of a full line of alcohol for on-site consumption (ABC Type 47 License) in an existing restaurant (Nancy's Greek Cafe). The restaurant is 2,250 square feet in size and consists of an indoor seating area with 44 seats, and an outdoor seating area which is 324 square feet, with 24 seats. Alcohol sales will be limited to the indoor portion only. The applicant is requesting alcohol sales hours are from 10:00 am to 11:00 pm, daily.

LOCATION

761 East Altadena Drive, Altadena

ACCESS

East Altadena Drive

ASSESSORS PARCEL NUMBER(S)

5841-032-023

SITE AREA

2.68 Acres

GENERAL PLAN / LOCAL PLAN

Altadena Community Plan

ZONED DISTRICT

Altadena

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

Mixed Use "Center" ("MU")

ZONE

CPD (Commercial Planned Development)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Altadena

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Altadena Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section [22.158.050](#) (CUP Findings and Decision Requirements)
 - Chapter [22.306](#) (Altadena Community Standards District)
 - Section [22.20.090](#) (Development Standards and Regulations for Zone CPD)
 - Section [22.140.030](#) (Alcoholic Beverage Sales)

CASE PLANNER:

Sean Donnelly, AICP

PHONE NUMBER:

(213) 893-7024

E-MAIL ADDRESS:

sdonnelly@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2022-002226-(5)
CONDITIONAL USE PERMIT NO. RPPL2022007398

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. **RPPL2022007398** on January 28, 2025. At this hearing the Project was continued to February 25, 2025 without opening the Public Hearing.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Marand Food Inc. ("Permittee"), requests the CUP to authorize the sale of a full line of alcohol for on-site consumption (ABC Type 47 License) in an existing restaurant ("Project") on a property located at 761 East Altadena Drive in the unincorporated community of Altadena ("Project Site") in the CPD (Commercial Planned Development) Zone pursuant to Los Angeles County Code ("County Code") Section 22.20.090 (Development Standards and Regulations for Zone CPD).
4. **PREVIOUS ENTITLEMENT(S).**

CASE NO.	REQUEST	DATE OF ACTION
RPPL2017009306	Renovation of an existing courtyard in a multi-tenant commercial retail center with new lighting and landscaping.	Approved October 31, 2017
Plot Plan 15346	Approved existing commercial center subject restaurant is located within.	Approved May 20, 1966

5. **LAND USE DESIGNATION.** The Project Site is located within the MU (Mixed Use "Center") land use category of the Altadena Community Plan ("Community Plan") Land Use Policy Map, a component of the General Plan. The MU land use designation includes commercial retail, entertainment uses, and restaurants.
6. **ZONING.** The Project Site is located in the Altadena Zoned District and is currently zoned CPD. Pursuant to County Code Section 22.20.090 (Development Standards and Regulations for Zone CPD), a CUP is required for the sale of full-line of alcoholic beverages for on-site consumption.

7. SURROUNDING LAND USES AND ZONING

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	MD (Medium Density Residential - 12 to 22 Dwelling Units Per Gross Acre), LD (Low Density Residential- 1 to 6 Dwelling Units Per Gross Acre)	R-3 (Limited Density Multiple Residence), R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Lot Area), R-2 (Two-Family Residence)	Single-family residences (“SFRs”), multi-family residences (“MFRs”)
EAST	MU, MD, LD	CPD, C-2 (Neighborhood Business), R-3, R-3-P (Limited Density Multiple Residence- Parking), R-1-7,500, C-3 (General Commercial)	Retail, MFRs, restaurants, churches, Montessori School
SOUTH	MU, LD, I (Institutions)	CPD, C-3, R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-2	Park, Altadena Sheriff’s Station, Altadena Chamber of Commerce, offices, SFRs, MFRs
WEST	MD, LD	R-3, R-1-7,500, R-1-8,000, R-1-10,000, R-2	MFRs, SFRs

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 2.68 acres in size and consists of nine lots. The Project Site is irregular in shape with gently sloping topography and is developed with a commercial center which contains the subject restaurant.

B. Site Access

The Project Site is accessible via three driveways onto East Altadena Drive, an 80-foot-wide public street, to the south.

C. Site Plan

The Project is located within a shopping center. The shopping center consists of three buildings. The subject restaurant is located in a tenant space labeled as “Tenant 7” on the site plans, in the building farthest to the northeast labeled as “Building C”. A 158-space parking lot is located on the southern half of the parcel. The restaurant is 2,250 square feet in size and consists of a kitchen, bathrooms, and an indoor seating area with 44 seats, as well as an outdoor seating area which

is 324 square feet with 24 seats. Alcohol sales will be limited to the indoor portion only. No physical changes or tenant improvements are proposed with this Project.

D. Parking

A 158-space parking lot is located on the southern half of the Project Site. The parking requirement for restaurants is one space per every three people based on the occupant load. The other businesses in the shopping center account for a total of 121 parking spaces, leaving 37 available for use to the Project. While the Project is a request for the sale of full line of alcohol for on-site consumption, per the Altadena CSD, no additional parking is required within an existing building constructed prior to 1970. The building was originally built in 1966, and so no additional parking is required for the portion of the restaurant located within the existing building. Parking was most recently reviewed under Zoning Conformance Review RPPL2017009306, which included the Subject Restaurant. However, the outdoor dining portion does require additional parking, at a rate of one space per three persons, based on occupancy load of outdoor dining area, with a 30 percent reduction. The outdoor dining portion has an occupant load of 21, which results in a total parking requirement of five spaces. This is within the 37 available for use to the Project.

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 consists of the sale of a full line of alcoholic beverages for on-site consumption associated with a restaurant within an existing building with no development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to a Categorical Exemption.

- a) Location: The Project is located within an existing facility, and this exception does not apply.
- b) Cumulative Impacts: The Project involves no physical expansion beyond what is currently existing.
- c) "Unusual Circumstances" or Significant Effects: The Project is for the sale of alcoholic beverages for on-site consumption with no expansion of the underlying restaurant use. The footprint of development and paved surfaces are across the entirety of the subject property. Adequate utilities and roadway infrastructure already exist to serve the subject property, and no environmentally sensitive areas will be impacted by any additional

development as no environmentally sensitive areas exist and no development is proposed.

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

The subject property is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. The surrounding area is an urbanized residential neighborhood. The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. No significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

- 10. **COMMUNITY OUTREACH.** The Altadena Town Council recommended approval of the Project at their September 19, 2023 meeting, and provided a letter containing recommended conditions for the Project.
- 11. **PUBLIC COMMENTS.** Staff has not received any public comments as of the drafting of this report.

12. AGENCY RECOMMENDATIONS.

- A. The County Sheriff ("Sheriff"), in a letter dated April 2, 2024, recommended that the Project proceed to public hearing.
- B. The California State Department of Alcoholic Beverage Control ("ABC"), in a report dated March 19, 2024, stated that the Project Site is not in an area with an overconcentration of alcoholic beverage licenses but is in a high crime reporting area, so the Hearing Officer must make a finding of public convenience or necessity.

13. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (Pasadena Star News), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On December 12, 2024, a total of 344 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as seven notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

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

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

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

The accessory sale of full-line of alcohol for on-site consumption restaurant increases the selection of offerings available to residents in the area, providing a place for patrons to eat and employment opportunities. The Project contributes to the variety of uses and services in the community and is situated with other similar land uses on that Project Site that is sufficiently buffered from residential areas by streets, alleyways, parking lots and other commercial uses. The sale of alcoholic beverages for on-site consumption

is a common ancillary use to a restaurant and would provide an additional service to improve the restaurant's ability to function as a business.

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

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

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

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the CPD zoning classification as alcoholic beverage sales for on-site consumption is permitted in such zone with a CUP pursuant to County Code Section 22.20.090 (Development Standards and Regulations for Zone CPD).
17. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.306.070 (Altadena CSD Zone Specific Development Standards). While the Project is a request for the sale of full line of alcohol for on-site consumption, per the Altadena CSD, no additional parking is required within an existing building constructed prior to 1970. The building was originally built in 1966, and so no additional parking is required for the portion of the restaurant located within the existing building. Parking was most recently reviewed under Zoning Conformance Review RPPL2017009306, which included the Subject Restaurant. However, the outdoor dining portion does require additional parking, at a rate of one space per three persons, based on occupancy load of outdoor dining area, with a 30 percent reduction. The outdoor dining portion has an occupant load of 21, which results in a total parking requirement of five spaces. A 158-space parking lot is located on the southern half of the Project Site. The other businesses in the shopping center account for a total of 121 parking spaces, leaving 37 available for use to the Project.
18. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs). While the Project is a request for the sale of full line of alcohol for on-site consumption, no new signage is being proposed with this project. If any signage is proposed in the future, the permittee will be required to submit an application for review by LA County Planning.

19. **OUTDOOR DINING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.410 (Outdoor Dining). While the Project is a request for the sale of full line of alcohol for on-site consumption, the outdoor dining portion of the Project is not located adjacent to a public sidewalk, street, or highway. No outdoor amplified sound or music is proposed. The outdoor dining area is located more than 75 feet from any residential or agricultural zone.
20. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.306 (Altadena CSD). While the Project is a request for the sale of full line of alcohol for on-site consumption, the Project is located within an existing approved building with an outdoor dining patio area, with no proposed expansion of development. The Project meets CSD requirements related to height and signage as the existing building has been previously approved and no expansion of the existing building is proposed and no new signage is proposed with this CUP.

CONDITIONAL USE PERMIT FINDINGS

21. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The proposed use for the sale of a full line of alcohol for on-site consumption in an existing restaurant is appropriate in commercial areas, is a use permitted in the subject land use category and will further the goals and policies of the County pertaining to economic development. Authorizing the sale of a full line of alcohol for on-site consumption in association with a food service will strengthen the economic competitiveness of the business and provide expanded dining options for those who live and work in the area.
22. **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 proposed sale of a full line of alcohol for on-site consumption will occur within the confines of an existing commercial building. The use is physically buffered from surrounding land uses by other buildings, streets, and parking lots. The consumption of alcohol beverages will only occur indoors and will be subject to conditions to ensure that negative impacts are eliminated or minimized, such as requirement for food service options in conjunction with alcoholic beverages, the limitation of alcohol sales hours from 10:00 a.m. to 10:00 p.m., and prohibition against the advertisement of alcoholic beverages.
23. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is located on East

Altadena Drive, an 80-foot-wide public street. The restaurant is located within an existing commercial building, and the accessory sale of alcohol is not expected to generate additional traffic in such a manner as to cause undue congestion. Other public and private services such as water, electricity, and gas are available on-site and will not be unduly affected by the Project because the business will occur in an existing building that has historically used these services.

24. 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

25. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There are nine sensitive uses, including four churches, two schools, a park, and two children's activity centers located within 600 feet of the Project Site. The Sheriff was consulted during review of the CUP application and recommended approval of this Project. The conditions of Project approval, including the condition that limits the sale of alcoholic beverages to between 10:00 a.m. and 10:00 p.m. seven days a week, will help ensure that the Project will not impact the surrounding area.
26. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** Single-family and multi-family residences are located within 500 feet of the Project Site. The Project Site is within an existing commercial building and is sufficiently buffered from residential uses in the area by major roads and other commercial buildings and uses. The nearest residential uses to the Project Site are approximately 200 feet away and other commercial buildings located in between, which should serve to minimize any noise that may be generated by the accessory sale of alcohol for on-site consumption within the indoor dining area of the restaurant.
27. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The economic welfare of the nearby community should not be affected by the ancillary sale of full-line of alcoholic beverages for on-site consumption if conducted in compliance with the conditions of Project approval, including hours of alcohol sales and prohibition against the advertisement of alcoholic beverages.
28. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The Project is a request for the sale of a full-line of alcoholic beverages for on-site consumption. There are no proposed changes to the exterior

appearance of the structure and therefore there will be no impact on the design of other commercial structures that are existing or being constructed in the neighborhood.

- 29. The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** Correspondence with ABC stated that the Project Site is not in an area with an overconcentration of alcoholic beverage licenses but is in a high crime reporting area. The Project will allow the sale of a full line of alcoholic beverages for on-site consumption in a restaurant. The Project contributes to the variety of uses and services in the community and is situated with other similar land uses on a commercial street. The restaurant serves food that increases the selection of offerings available to the area, provides a place for patrons to enjoy drinks with their meals, and provides employment opportunities in the community. The Project is situated with other similar land uses on a site which is sufficiently buffered from residential areas by streets, alleyways, and other commercial uses. The sale of alcoholic beverages for on-site consumption is a common ancillary use to a restaurant and would provide an additional service to improve the restaurant's ability to function as a business.

ENVIRONMENTAL FINDINGS

- 30. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption).** The Project consists of the sale of a full line of alcoholic beverages for on-site consumption associated with a restaurant within an existing building with no development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to a Categorical Exemption.
- a) Location: The Project is located within an existing facility, and this exception does not apply.
 - b) Cumulative Impacts: The Project involves no physical expansion beyond what is currently existing.
 - c) "Unusual Circumstances" or Significant Effects: The Project is for the sale of alcoholic beverages for on-site consumption with no expansion of the underlying restaurant use. The footprint of development and paved surfaces are across the entirety of the subject property. Adequate utilities and roadway infrastructure already exist to serve the subject property, and no environmentally sensitive areas will be impacted by any additional development as no environmentally sensitive areas exist and no development is proposed.

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

The subject property is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. The surrounding area is an urbanized residential neighborhood. The subject property and its surroundings are developed with roadways, driveways, utility poles and lines, buildings, ornamental landscaping, and other infrastructure. No significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted Community Plan and General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California ABC Act and the regulations adopted under that Act, 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. RPPL2022007398**, subject to the attached conditions.

ACTION DATE:

PROJECT NO. PRJ2022-002226-(5)
CONDITIONAL USE PERMIT NO. RPPL2022007398

EXHIBIT C
FINDINGS
PAGE 12 OF 12

MRB:SD

2/13/2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-002226-(5)
CONDITIONAL USE PERMIT ("CUP") NO. RPPL2022007398

PROJECT DESCRIPTION

The project is a CUP to authorize the sale of a full line of alcohol for on-site consumption (ABC Type 47 License) in an existing restaurant (Nancy's Greek Cafe), 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 February 25, 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, **an electronic copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **March 30, 2025**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. 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. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating that loitering shall be prohibited on the subject property, including loitering by employees of the subject property. 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. The signage shall be installed within 180 days of the approval of this grant.
20. 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.
21. 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 public right-of-way.
22. Alcoholic beverages shall only be sold or served to patrons age 21 or older. If a verified complaint is received regarding underage patrons being served, then the permit may be subject to the revocation process.
23. 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 clearly visible by, and available to, the public.

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 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. The sign shall be installed within 180 days of the approval of this grant.
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 from 10:00 a.m. to 10:00 p.m. If the regular hours of operation differ from the sale hours for alcoholic beverages, a sign shall be clearly posted in public view indicating when the sale of alcohol beverages is allowed.
29. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the Responsible Beverage Service (RBS) Training Program or a similar State of California-certified program for selling alcohol. 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.
30. 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 approved 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/or to call local law enforcement as necessary.

31. 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 physical menu. If no physical menu is provided, a separate sign shall be clearly posted on the host's stand, cashier, or other publicly accessible location.
32. Music or other audible noise at the premises shall comply with Title 12 of the County Code to the satisfaction of the County Department of Public Health.
33. 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. Bartenders and cocktail waiters and waitresses shall be age 21 or older.
34. The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant (including patios, sidewalks, porches, etc.), as depicted on the site and floor plans labeled Exhibit "A."
35. The business shall employ a dedicated staff member to operate the kitchen during the permissible hours of alcohol sales.

PROJECT SITE-SPECIFIC CONDITIONS

36. This grant shall authorize the sale of a full line of alcohol for on-site consumption (ABC Type 47 License) in an existing restaurant.



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 22.158.050 (Findings and Conditions), the applicant shall substantiate the following:

(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.

The project meets the goals of the General Plan by promoting a diverse and community serving business. The being an important secondary street for east/west traffic. The property has an on-site parking lot for 158 restaurant is one of the only Greek restaurants in the area making it a unique offering. The restaurant is also a vehicles which is sufficient to accommodate the site's patrons. There are also multiple vehicular ingress/egress the existing restaurant is located within a retail shopping center that has been in this location for over 50 years. small operation serving mainly patrons from the immediate area. The site is located in the Altadena Community points directly onto Altadena Dr. The site is suitable for the use and no issues with traffic or services are here are no sensitive uses adjacent to the property and the nearest sensitive uses are across the multi-lane Plan area and designated MU - Mixed Use Center. The project conforms with the community plan as it will anticipated as a result of the subject application. lake Ave. Nonetheless the restaurant has reasonable hours of operation and will be operated in a responsible maintain and enhance an existing restaurant and contribute to the economic viability of the area. The site is zoned manner should the subject application be granted. CPD - Commercial Planned Development and a restaurant is a proper use in this zone.

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 the restaurant is located in the rear of an established retail shopping center. The nearest residential properties are surrounding area; is Pine Street. The restaurant is sufficiently buffered from the property to family properties by the restaurant is located in census tract #4602, in which the ABC has allocated 5 on-sale licenses. There are only the commercial buildings on the site as well as a 15ft barrier wall at the rear of the property. The restaurant is not on-sale licenses in this tract therefore the area is not over-concentrated. Nonetheless the restaurant offers a ce, socialize, or danger, or otherwise constitute a menace to the public health, safety, or general proposing late night hours (11pm closing daily) which will avoid possible issues with a late night operation. unique service to the area. There are no other Greek restaurants in the neighborhood. In addition there are only a couple of other restaurants in the vicinity of the restaurant which is located in the area with the surrounding area. The restaurant is located within a retail shopping center that has been here for over 50 years. The restaurant is currently operating & contributing to the economic welfare of the area. Along with taxes generated the business and the salaries of its employees, the restaurant's business is an important part of the survival of the shopping center. Many other restaurants take Ave. The restaurant will continue to be a vital eating establishment and a full menu of food items will be available at all hours of operation. Alcohol consumption will be ancillary to the main focus of food service and the operation will not detrimentally affect the surrounding area.

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

the subject restaurant is situated in a long established retail shopping center. The remaining space is towards the rear of the property and is not readily visible unless you have entered the property. No exterior changes to the restaurant The restaurant is located within a shopping center constructed in 1960, and was designed to be compatible with the neighborhood. It totals approx. 2.5 acres which is large enough to safely accommodate the multiple tenants, applicable to our project. yet not so large as to overwhelm the neighborhood. The site has on-site parking for patron vehicles, and the lot

has vehicular access directly onto Altadena Dr. The existing utilities & services are sufficient to accommodate all

Rev. 03/2019



the on-site uses. The nearest residential uses are located across a street and buffered by the on-site buildings and a 15ft barrier wall. Site landscaping totals approx. 5,800 s.f., which is suitable for a property of this size.

B.4 The proposed site is adequately served:
 The subject property is adequately served by highways or streets of sufficient width and pavements. As such, the need to accommodate any three varieties of fresh produce is not applicable to our project.
 b. By other public or private service facilities as are required.

The property is located near the intersection of Altadena Dr. and Lake Ave. Both are important thoroughfares for this part of Altadena with Lake Ave being a multi-lane boulevard travelling north/south, and Altadena Dr. being an important secondary street for east/west traffic. The property has an on-site parking lot for 158 vehicles which is sufficient to accommodate the site's patrons. There are also multiple vehicular ingress/egress points directly onto Altadena Dr. The site is suitable for the use and no issues with traffic or services are anticipated as a result of the subject application. The project conforms with the community plan as it will maintain and enhance an existing restaurant and contribute to the economic viability of the area. The site is zoned CPD - Commercial Planned Development and a restaurant is a proper use in this zone.

The restaurant is located in the rear of an established retail shopping center. The nearest residential properties are located across Pine St. to the north. The restaurant is sufficiently buffered from these multi-family properties by the existing restaurant is located within a retail shopping center that has been in this location for over 50 years. The restaurant is currently operating & contributing to the economic welfare of the area. Along with taxes generated by the business and the salaries of its employees, the restaurant's business is an important part of the survival of the shopping center. Many other businesses on Lake Ave. The restaurant will continue to be a vital part of the shopping center and a full menu of food items will be available at all hours of operation. Alcohol consumption will be ancillary to the main focus of food service and the operation will not detrimentally affect the surrounding area.

The subject restaurant is a tenant in a long established retail shopping center. The tenant space is towards the rear of the property and is not readily visible unless you have entered the property. No exterior changes to the restaurant are planned. The restaurant is located within a shopping center constructed in 1966, and was designed to be compatible with the neighborhood. It totals approx. 2.3 acres which is large enough to safely accommodate the multiple tenants, yet not so large as to overwhelm the neighborhood. The site has on-site parking for patron vehicles, and the lot has vehicular access directly onto Altadena Dr. The existing utilities & services are sufficient to accommodate all



Los Angeles County Department of Regional Planning



The subject site uses. The nearest residential uses are located across a street and buffered by the on-site buildings and a 15ft barrier wall. Site landscaping totals approx. 5,800 s.f., which is suitable for a property of this size.

ALCOHOLIC BEVERAGE SALES FINDINGS

In addition to the Conditional Use Permit Findings required pursuant to Section 22.158.050 (Findings and Conditions), pursuant to Section 22.140.030 (Alcoholic Beverage Sales), the applicant shall substantiate the following:

varieties of fresh produce is not applicable to our project.
(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

The property is located near the intersection of Altadena Dr. and Lake Ave. Both are important thoroughfares for ABC License Type Requested(s): Type #47 (e.g. Type 20, Type 41) this part of Altadena with Lake Ave being a multi-lane boulevard travelling north/south, and Altadena Dr.

F. The project meets the goals of the General Plan by promoting a diverse and community serving business. The being an important secondary street for east/west traffic. The property has an on-site parking lot for 158 religious worship, school, park, playground, or any similar use within a 600-foot radius.

The restaurant is one of the only Greek restaurants in the area making it a unique offering. The restaurant is also a vehicles which is sufficient to accommodate the site's patrons. There are also multiple vehicular ingress/egress The existing restaurant is located within a retail shopping center that has been in this location for over 50 years. small operation serving mainly patrons from the immediate area. The site is located in the Altadena Community points directly onto Altadena Dr. The site is suitable for the use and no issues with traffic or services are There are no sensitive uses adjacent to the property, and the nearest sensitive uses are across the multi-lane Plan area and designated MU - Mixed Use Center. The project conforms with the community plan as it will Lake Ave. Nonetheless the restaurant has reasonable hours of operation and will be operated in a responsible

maintain and enhance an existing restaurant and contribute to the economic viability of the area. The site is zoned manner should the subject application be granted.

CPD - Commercial Planned Development and a restaurant is a proper use in this zone.

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.

The restaurant is located in the rear of an established retail shopping center. The nearest residential properties are

located across Pine St. to the north. The restaurant is sufficiently buffered from these multi-family properties by The restaurant is located in census tract #4602, in which the ABC has allocated 5 on-sale licenses. There are only the commercial buildings on the site as well as a 15ft barrier wall at the rear of the property. The restaurant is not 2 on-sale licenses in this tract, therefore the area is not "over-concentrated." Nonetheless the restaurant offers a proposing late night hours (11pm closing daily) which will avoid possible issues with a late night operation.

unique service to the area. There are no other Greek restaurants in the neighborhood. In addition, there are only a

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community. The subject restaurant is currently operating in this area and is a valuable asset to the area with the surrounding

area. The restaurant is located within a retail shopping center that has been here for over 50 years. The

The restaurant is currently operating & contributing to the economic welfare of the area. Along with taxes generated at the business and the salaries of its employees, the restaurant's business is an important part of the survival

of the shopping center. Many other businesses take Lake Ave. The restaurant will continue to be a valued eating establishment and an

impression of blight. The restaurant's continued operation adds stability to the center and economic strength to the area. and a full menu of food items will be available at all hours of operation. Alcohol consumption will be ancillary to

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

The subject restaurant is a tenant in a long established retail shopping center. The tenant space is towards the rear

of the property and not readily visible unless you have entered the property. No exterior changes to the restaurant The restaurant is located within a shopping center constructed in 1966, and was designed to be compatible with

The subject restaurant is a tenant in a long established retail shopping center. The tenant space is towards the rear of the property and not readily visible unless you have entered the property. No exterior changes to the restaurant The restaurant is located within a shopping center constructed in 1966, and was designed to be compatible with

applicable to our project. yet not so large as to overwhelm the neighborhood. The site has on-site parking for patron vehicles, and the lot

has vehicular access directly onto Altadena Dr. The existing utilities & services are sufficient to accommodate all

Rev. 03/2019



Findings of public convenience or necessity, in accordance with 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.

i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses. The property is located near the intersection of Altadena Dr. and Lake Ave. Both are important thoroughfares for concentration of similar uses.

ii. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses. The property is located near the intersection of Altadena Dr. and Lake Ave. Both are important thoroughfares for concentration of similar uses.

iii. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses. The property is located near the intersection of Altadena Dr. and Lake Ave. Both are important thoroughfares for concentration of similar uses.

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viii. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses. The property is located near the intersection of Altadena Dr. and Lake Ave. Both are important thoroughfares for concentration of similar uses.

ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems. The restaurant is located in the rear of an established retail shopping center. The nearest residential properties are

located across Pine St. to the north. The restaurant is sufficiently buffered from these multi-family properties by The restaurant is located in census tract #4602, in which the ABC has allocated 5 on-sale licenses. There are only the commercial buildings on the site as well as a 15ft barrier wall at the rear of the property. The restaurant is not 2 on-sale licenses in this tract, therefore the area is not "over-concentrated." Nonetheless the restaurant offers a proposing late night hours (11pm closing daily) which will avoid possible issues with a late night operation. unique service to the area. There are no other Greek restaurants in the neighborhood. In addition, there are only a couple of other restaurants in the vicinity operating in this area which hold a beer/wine license peacefully with the surrounding

he restaurant is currently operating & contributing to the economic welfare of the area. Along with taxes generated
Additional findings for a modification request to the shell space limitations.
 at the business and the malwares of its employees also results in its success and an important component of the survival
 For a request to modify the shell space limitation pursuant to Section 22.140.030.E.1, the applicant shall
 of the said jurisdiction. May findings created by the Ave. With Subj. 12 and 140.030.E.1. For a detailed and a

The subject premises are located in a high-traffic commercial district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act; and a full menu of food items will be available at all hours of operation. Alcohol consumption will be ancillary to the main focus of food service and the operation will not detrimentally affect the surrounding area.

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 subject premises criteria made in a long-established local shopping center. The location provides its coverage of the space to alcoholic beverages less than was the case at the previous location. No exterior changes to the restaurant are required.

The subject premises are located in a large building complex which has multiple tenants and multiple uses. The subject premises are currently used for retail sales of alcoholic beverages. As such, the subject premises are not applicable to our project.

yet not so large as to overwhelm the neighborhood. The site has on-site parking for patron vehicles, and the lot

has vehicular access directly onto Altadena Dr. The existing utilities & services are sufficient to accommodate all

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

For the purposes of the request, the uses are located across the street and buffered by the corporate buildings. Section 22.140.030.E.2, the applicant shall address the findings, in accordance with Section 22.140.030.F.3.b, and a 15ft barrier wall. Site landscaping totals approx. 5,800 s.f., which is suitable for a property of this size. 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.

The subject request is for on-sale consumption of alcoholic beverages. As such, the requirement to carry three varieties of fresh produce is not applicable to our project.

The property is located near the intersection of Altadena Dr. and Lake Ave. Both are important thoroughfares for Type #47

this part of Altadena with Lake Ave being a multi-lane boulevard travelling north/south, and Altadena Dr. being an important secondary street for east/west traffic. The property has an on-site parking lot for 158 vehicles which is sufficient to accommodate the site's patrons. There are also multiple vehicular ingress/egress points directly onto Altadena Dr. The site is suitable for the use and no issues with traffic or services are anticipated as a result of the subject application. The existing restaurant is located within a retail shopping center that has been in this location for over 50 years. There are no sensitive uses adjacent to the property, and the nearest sensitive uses are across the multi-lane Lake Ave. Nonetheless the restaurant has reasonable hours of operation and will be operated in a responsible manner should the subject application be granted. The project conforms with the community plan as it will maintain and enhance an existing restaurant and contribute to the economic viability of the area. The site is zoned CPD - Commercial Planned Development and a restaurant is a proper use in this zone.

The restaurant is located in the rear of an established retail shopping center. The nearest residential properties are

located across Pine St. to the north. The restaurant is sufficiently buffered from these multi-family properties by The restaurant is located in census tract #4602, in which the ABC has allocated 5 on-sale licenses. There are only the commercial buildings on the site as well as a 15ft barrier wall at the rear of the property. The restaurant is not 2 on-sale licenses in this tract, therefore the area is not "over-concentrated." Nonetheless the restaurant offers a proposing late night hours (11pm closing daily) which will avoid possible issues with a late night operation. unique service to the area. There are no other Greek restaurants in the neighborhood. In addition, there are only a

couple of other restaurants in the vicinity operating in this area which is buffered by the surrounding

area. The restaurant is currently operating & contributing to the economic welfare of the area. Along with taxes generated

at the business and the salaries of its employees, the restaurant's business is an important part of the survival of the shopping center. Many other across Lake Ave. The restaurant will continue to be a vital dining establishment and

impression of blight. The restaurant's continued operation adds stability to the center and economic strength to the area.

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The subject restaurant is a tenant in a long established retail shopping center. The tenant space is towards the rear

of the property and not readily visible unless you have entered the property. No exterior changes to the restaurant

The restaurant is located within a shopping center constructed in 1966, and was designed to be compatible with

The subject request is for on-sale consumption of alcoholic beverages. As such, the shelf space limitations are not

applicable to our project. yet not so large as to overwhelm the neighborhood. The site has on-site parking for patron vehicles, and the lot

has vehicular access directly onto Altadena Dr. The existing utilities & services are sufficient to accommodate all

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	February 25, 2025
PROJECT NUMBER:	PRJ2022-002226-(5)
PERMIT NUMBER(S):	Conditional Use Permit (“CUP”) RPPL2022007398
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	761 East Altadena Drive, Altadena
OWNER:	Alta Loma Investment Co
APPLICANT:	Marand Food Inc
CASE PLANNER:	Sean Donnelly, AICP, Senior Planner sdonnelly@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 Project consists of the sale of alcoholic beverages for on-site consumption associated with a restaurant within an existing building with no development or expansion. The Project is not on a scenic highway or a hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to the identified Categorical Exemption and is therefore categorically exempt.

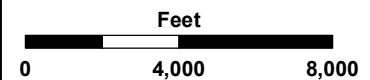
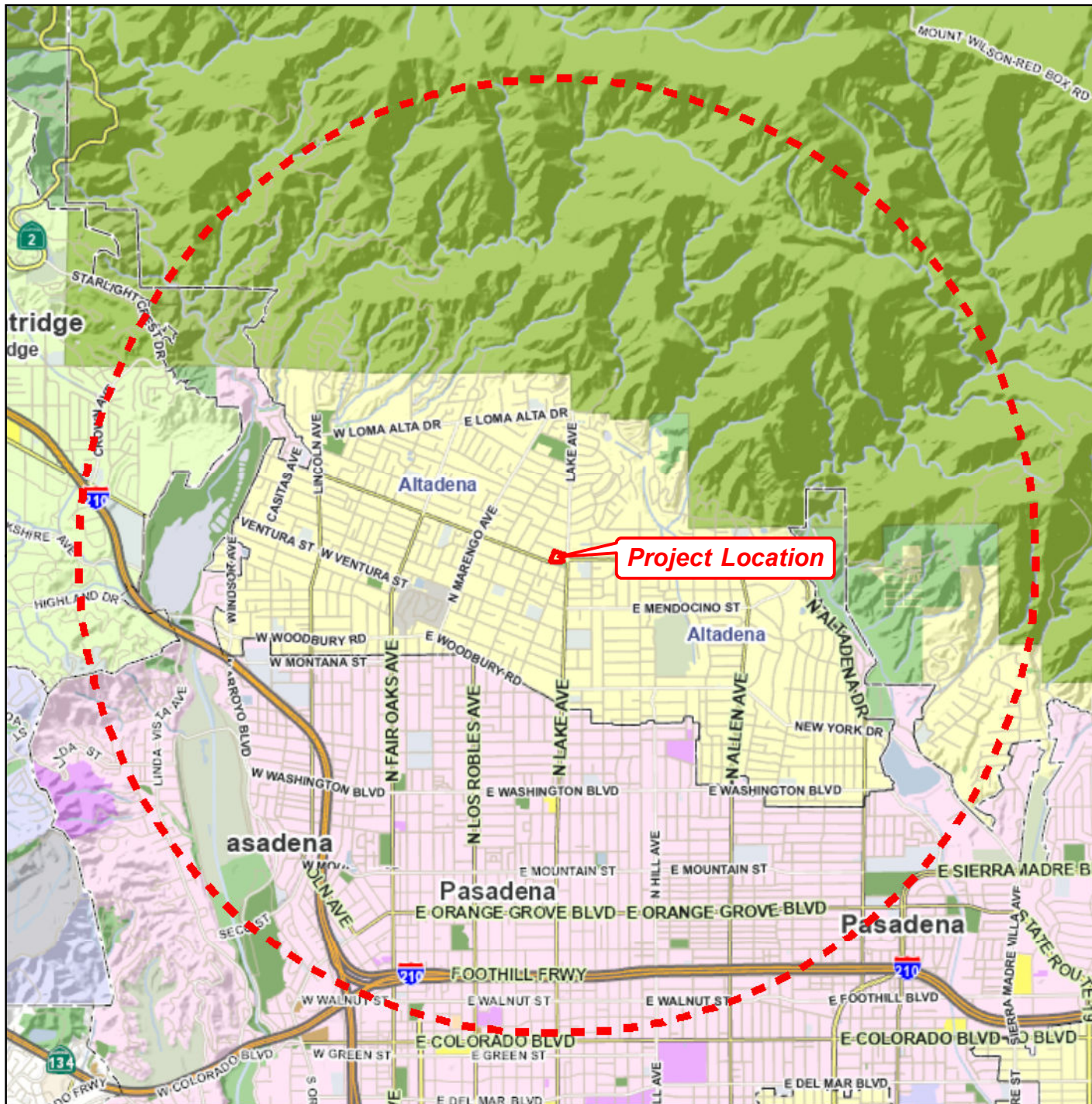
- a) Location: The Project is located within an existing facility, and this exception does not apply.
- b) Cumulative Impacts: The Project involves no physical expansion beyond what is currently existing.
- c) “Unusual Circumstances” or Significant Effects: The Project is for the sale of alcoholic beverages for on-site consumption with no expansion of the underlying restaurant use. The footprint of development and paved surfaces are across the entirety of the subject property. Adequate utilities and roadway infrastructure already exist to serve the subject property, and no environmentally sensitive areas will be impacted by any additional development as none is proposed.

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

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-002226
ALCOHOL CUP RPPL2022007398



LA COUNTY
PLANNING

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

LOCATOR MAP
PROJECT NO. PRJ2022-002226
ALCOHOL CUP RPPL2022007398

PROJECT NO. PRJ2022-002226
ALCOHOL CUP RPPL2022007398

LA COUNTY
PLANNING

LOS ANGELES COUNTY
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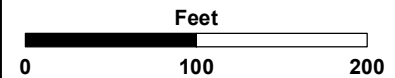


AERIAL IMAGERY

SITE-SPECIFIC MAP

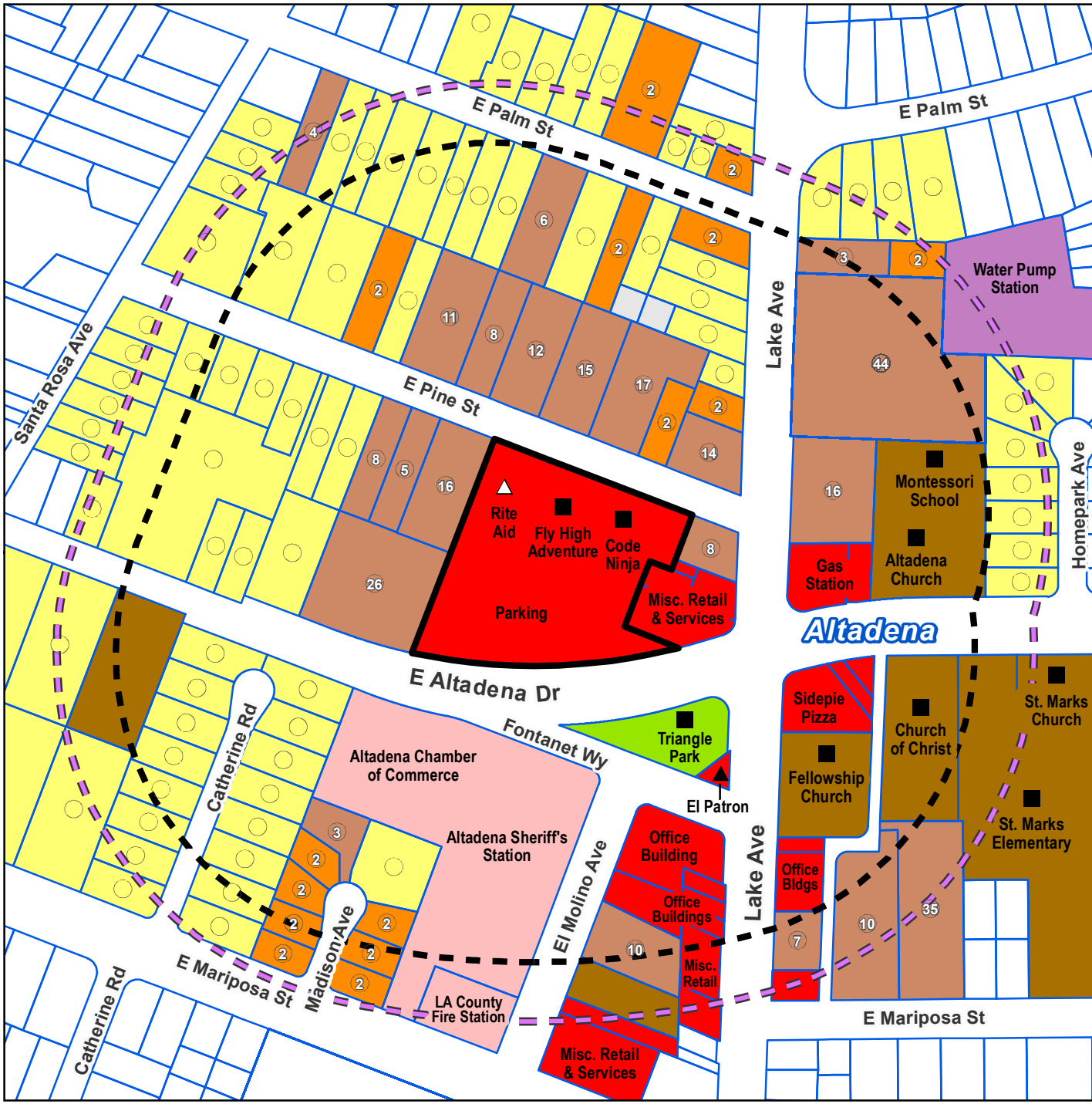
PROJECT NO. PRJ2022-002226
ALCOHOL CUP RPPL2022007398

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



LA COUNTY
PLANNING

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



EXISTING LAND USE

600-FOOT RADIUS MAP

PROJECT NO. PRJ2022-002226

ALCOHOL CUP RPPL2022007398

△ Offsite Alcohol Consumption

▲ Onsite Alcohol Consumption

■ Sensitive Use

600-ft ABC Radius

500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

Commercial

Government

Institutional

Public Utility

Recreational

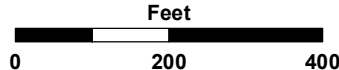
Residential - Single Unit*

Residential - Two Units*

Residential - Multi-Unit*

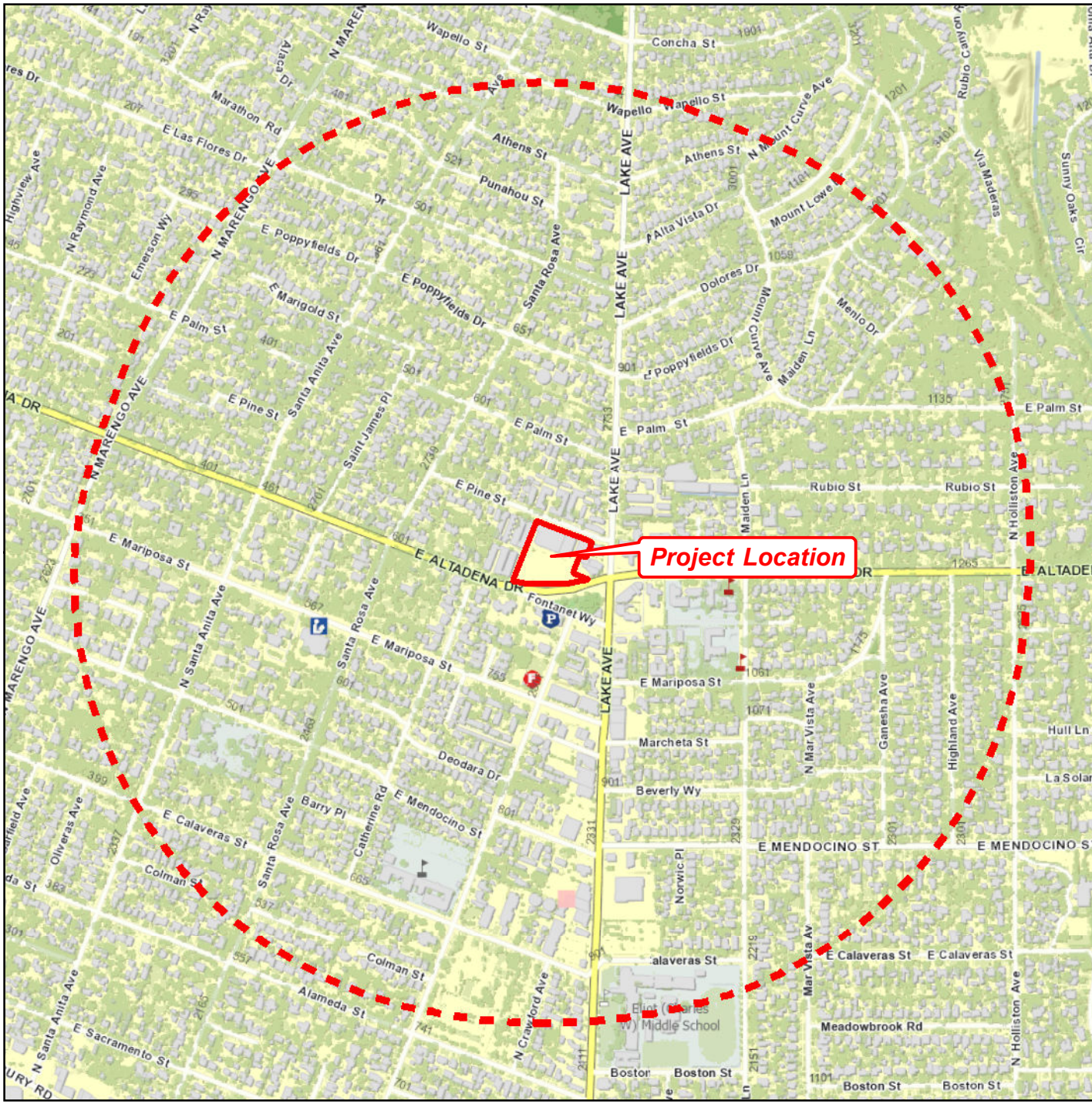
Vacant

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



LA COUNTY
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320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-002226
ALCOHOL CUP RPPL2022007398



Feet
0 600 1,200

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

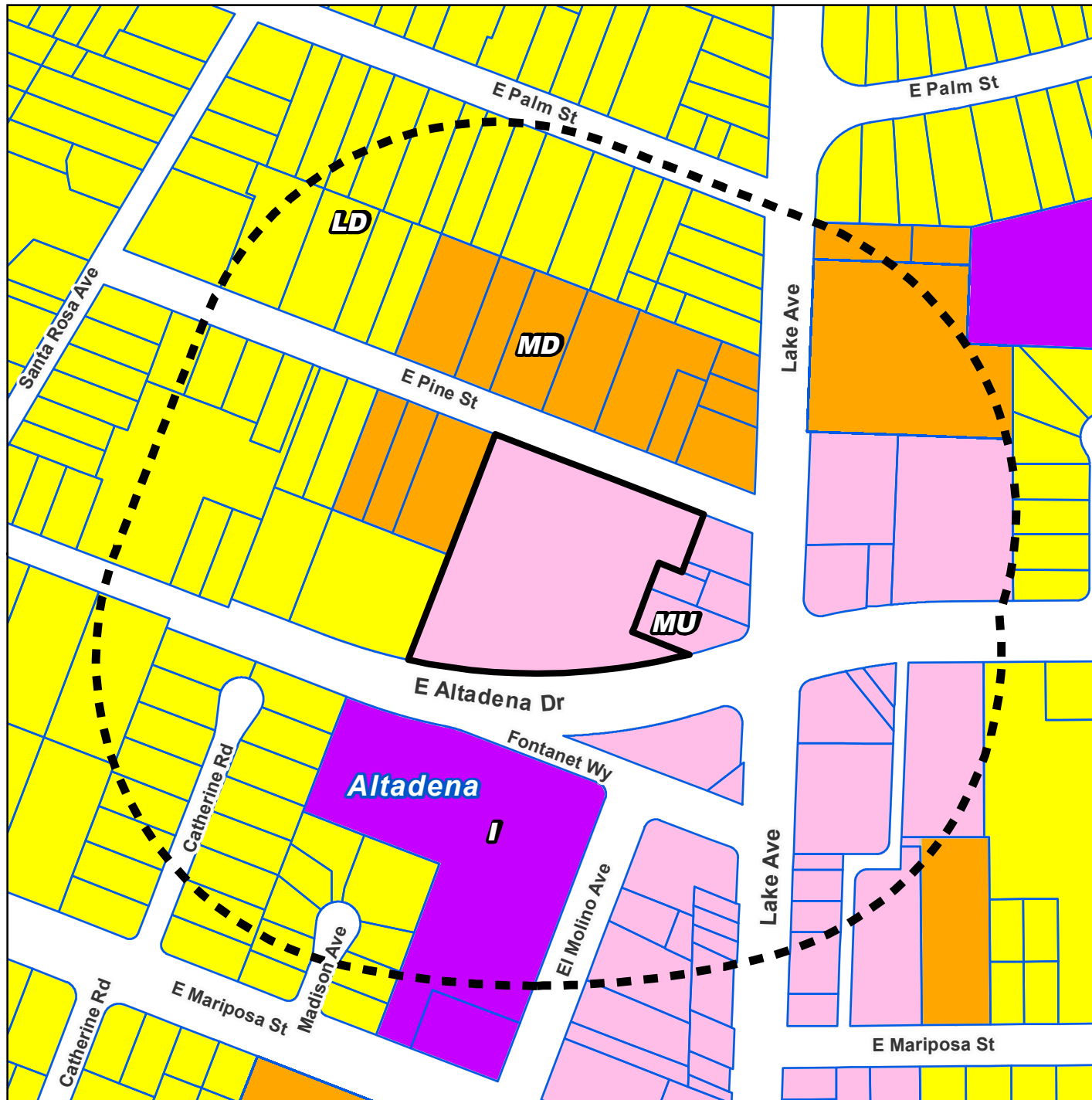
LA COUNTY
PLANNING





LAND USE POLICY

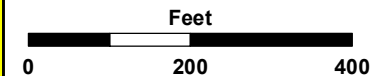
500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-002226

ALCOHOL CUP RPPL2022007398

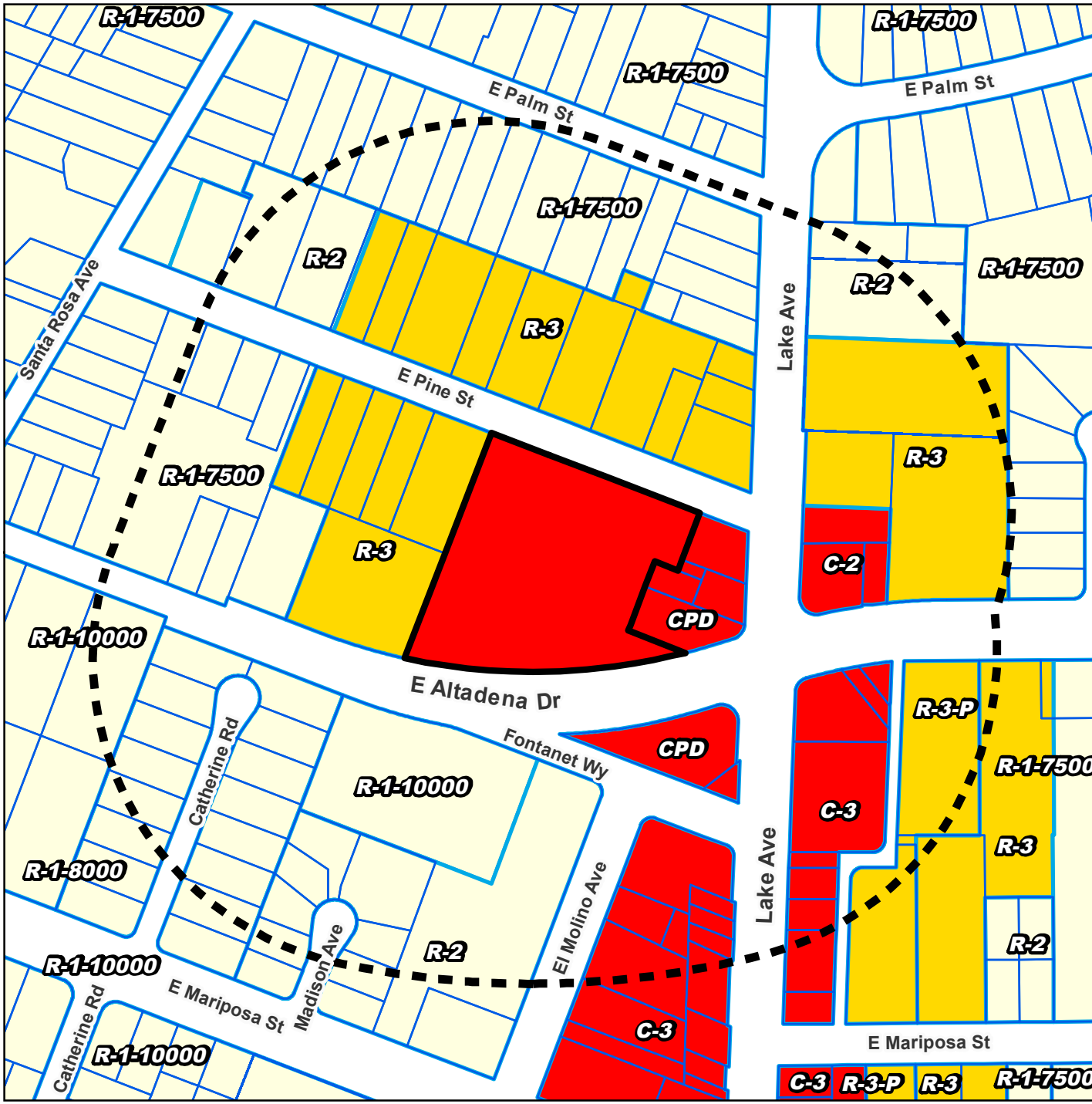


-  LD - Low Density Residential (1 to 6 du/gross ac)
-  MD - Medium Density Residential (12 to 22 du/gross ac)
-  MU - Mixed Use "Center"
-  I - Institutions



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Los Angeles, CA 90012









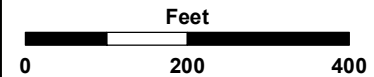
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-002226

ALCOHOL CUP RPPL2022007398

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



LA COUNTY
PLANNING

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

C-3 R-3-P R-3 R-1-7500

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

NANCY'S GREEKS CAFÉ

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

761 E ALTADENA D., ALTADENA, CA 91001

3. LICENSE TYPE

47(OUT)

4. TYPE OF BUSINESS

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

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

☐ On-Sale ☐ Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1 944

☒ On-Sale ☐ Off-Sale

8. CENSUS TRACT NUMBER

4602

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

5

☒ On-Sale ☐ Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

2

☒ On-Sale ☐ Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

☐ Yes, the number of existing licenses exceeds the number allowed☒ No, the number of existing licenses is lower than the number allowed

P536-A5

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

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

13. CRIME REPORTING DISTRICT NUMBER

774

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

159

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

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

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

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

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

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

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

Jaqueline Manzano 03/19/2024

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



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



April 2, 2024

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

Mr. Donnelly:

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: PRJ2022-002226-(5)
Permit No.: RPPL2022007398
Establishment: Nancy's Greek Cafe
Location: 761/763 East Altadena Drive, Altadena, California 91001
Description: A request for a CUP to authorize the sale of alcoholic beverages onsite at a new restaurant.

Altadena Sheriff's Station personnel have responded to nine calls for service at 761/763 East Altadena Drive, Altadena, California 91001 in the past five years. All calls for service were routine in nature and all were related to a disturbance or public nuisance from prior businesses. Attached is the CFS report of those calls for your review.

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

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

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

Conditional Use Permit
"Nancy's Greek Cafe"

-2-

April 2, 2024

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

Sincerely,

ROBERT G. LUNA, SHERIFF



Jabari A. Williams, Captain
Altadena Sheriff Station

S	R	P	Location	Tag	Dispatch Text	Clearance Text
Incident Date: 12/14/21						
C	D	R	761 E ALTADENA DR,ALD 'PASTERIES BY NANCY'	124	GEO:M/W,WRG BRO HOODIE SITTING AT A TABLE AND BANGING ON THE FLR.WAS ASKED TO LEAVE,EMPLOYEE FEELING UNSAFE	C/PRESTON WANG MW/A RE 415B, ASKED TO LEAVE PREMISES, DP LEFT LOC. C/SEAN STORE OWNER, NC
C	D	R	761 E ALTADENA DR,ALD 'PASTERIES BY NANCY'	124	GEO:M/W,WRG BRO HOODIE SITTING AT A TABLE AND BANGING ON THE FLR.WAS ASKED TO LEAVE,EMPLOYEE FEELING UNSAFE	
C	D	R	761 E ALTADENA DR,ALD 'PASTERIES BY NANCY'	124	GEO:M/W,WRG BRO HOODIE SITTING AT A TABLE AND BANGING ON THE FLR.WAS ASKED TO LEAVE,EMPLOYEE FEELING UNSAFE	
C	D	R	761 E ALTADENA DR,ALD 'PASTERIES BY NANCY'	124	GEO:M/W,WRG BRO HOODIE SITTING AT A TABLE AND BANGING ON THE FLR.WAS ASKED TO LEAVE,EMPLOYEE FEELING UNSAFE	ASSISST 71 AS NEEDED
C	D	R	761 E ALTADENA DR,ALD 'PASTERIES BY NANCY'	124	GEO:M/W,WRG BRO HOODIE SITTING AT A TABLE AND BANGING ON THE FLR.WAS ASKED TO LEAVE,EMPLOYEE FEELING UNSAFE	
C	D	R	761 E ALTADENA DR,ALD 'PASTERIES BY NANCY'	129	RELT TO T124,DP LEFT A BACKPACK CONTAINING ID'S AND CREDIT CARDS INSIDE.	C/INF,RETRIEVED TRANSIENT BACKPACK.927C UTL TRANSIENT.MISC HYGIENE PRODUCTS,FOOD,SOILED BACKPACK PROPERLY DISPOSED.DEBIT/TAP/LAUNDRY CAR SHREDDDED.NO ID

Report RAPS 300
Regional Allocation of Police Services
Location Inquiry from 03/18/19 To 03/19/24

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
Incident Date: 03/03/20						
C	B	P	763 E ALTADENA DR, ALD	38	INF HEARS LOUD NOISE COMING FROM INSIDE BUSINESS. IS CONCERNED MACHINERY MAY BE OVERHEATING.	ASST 71 AS NEEDED
C	B	P	763 E ALTADENA DR, ALD	38	INF HEARS LOUD NOISE COMING FROM INSIDE BUSINESS. IS CONCERNED MACHINERY MAY BE OVERHEATING.	C/ELLIE ANDERSON MB/103034 ADV HE WAS CONCERNED RE NOISE 927C BUSINESS AND NO NOISESWERE HEARD
C	B	P	763 E ALTADENA DR, ALD	38	INF HEARS LOUD NOISE COMING FROM INSIDE BUSINESS. IS CONCERNED MACHINERY MAY BE OVERHEATING.	



ALTADENA TOWN COUNCIL

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730 East Altadena Drive • Altadena, California 91001

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

September 27, 2023

Project Number 2022-002226 Nancy's Greek Cafe – full line of liquor sales
761 & 763 E Altadena Drive

Dear Ms. Bodek,

The Altadena Town Council (ATC) resolved, at its September 19, 2023 meeting, to recommend the **APPROVAL** of the above-mentioned project with conditions. The recommended conditions are attached to this letter.

Community Outreach

The ATC provided several opportunities for public comment including Land Use Committee (LUC) meetings and the ATC meeting. In addition, direct community outreach was completed by canvassing approximately 345 residences to obtain feedback and providing notice of public hearing for those not home at the time. There were no residents in opposition to the project. There were also no residents expressing opposition to the project at any of the public hearings held. Over a dozen supportive statements were taken in person during canvassing, and three emails and one text message were received that expressed support for the project.

Conclusion

In light of the large amount of support and absence of opposition, the ATC recommends approval of the application to sell a full line of alcohol at Nancy's Greek Cafe with the attached conditions.

Thank you for your attention to this project.

Sincerely,

Veronica Jones
Altadena Town Council

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

NANCY'S PROPOSED RECOMMENDED CONDITIONS

1. The sale of a full line of alcoholic beverages pursuant to license type 47 shall be from 10:00 AM to 10:00 PM from Sunday to Thursday and 10:00 AM to 11:00 PM on Friday and Saturday. No alcohol shall be served at the site beyond 10:00 PM from Sunday to Thursday and 11:00 PM on Friday and Saturday. Any unfinished serving already being consumed at the time shall be consumed within 60 minutes of the latest permitted time to serve alcohol at the site.
2. All regulation of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
3. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.
4. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction.
5. The permittee shall develop and implement a Designated Driver program (i.e. free soft drink or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the CUP. All employees shall be trained on the program. A printed two-sided card explaining this program shall be placed on all tables in the restaurant or a notice regarding the program shall be printed on the menu.
6. All servers of alcoholic beverages must be at least 18 years of age.
7. Live entertainment will be limited to a maximum of three performers.
8. There will be no amplification of live performers.
9. No dancing, or dance floor is authorized in or outside the premises.
10. There shall be no music or other noise audible beyond the restaurant premises. The restaurant will comply with all LA County noise ordinance provisions.
11. Not less than fifty-one percent of the income from the business enterprise shall be derived from the sale of food and non-alcoholic beverages. The business owner shall at all times maintain records which reflect separately the gross sale of food and the gross sale of alcoholic beverages. Said records shall be available to the Los Angeles County Department of Regional Planning, the Department of Alcoholic Beverages Control, or the Los Angeles County Sheriff's Department on demand.
12. Food service shall be continuously provided during operating hours.

13. No service of alcoholic drinks will be done in disposable cups of any type.
14. The outdoor seating area shall be clearly defined and follow all ABC rules for outdoor areas.
15. Access to other suites will remain clear with a minimum walkway width of 5 feet or fire code allowance.
16. A trashcan shall be provided in the outdoor area and emptied regularly.
17. No cooking or food preparation will be allowed on the patio area.
18. There shall be no display of alcoholic beverages from coolers or refrigeration, other than restaurant style coolers.
19. There shall be no sales of alcohol from an ice tub, champagne buckets are exempted for onsite consumption.
20. The permittee and all managers and designated employees of the establishment who directly serve or are in the practice of selling alcoholic beverages shall participate in the LEAD (Licensee Education on Alcoholic and Drugs) Program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicated they have participated in the program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
21. Alcoholic beverages for on-site consumption shall be sold to customers only when food is ordered and consumed.
22. There will be no alcoholic beverages sold for off-site consumption.