

REPORT TO THE HEARING OFFICER

DATE ISSUED: March 5, 2026

HEARING DATE: March 17, 2026 AGENDA ITEM: 8

PROJECT NUMBER: PRJ2025-005187-(4)

PERMIT NUMBER(S): Conditional Use Permit RPPL2025004373

SUPERVISORIAL DISTRICT: 4

PROJECT LOCATION: 11339 Washington Boulevard, Whittier CA 90606

OWNER: Legacy 26 LLC

APPLICANT: Boil Daddy

CASE PLANNER: Carl Vincent Nadela, AICP, Principal Regional Planner
cnadela@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 PRJ2025-005187-(4), Conditional Use Permit (“CUP”) Number RPPL2025004373, 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:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2025004373 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

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

B. Project

The Project is for the sale of beer, wine and distilled spirits for on-site consumption (Type 47 California Department of Alcoholic Beverage Control (“ABC”) License) at a new restaurant (“Boil Daddy”) within an existing restaurant structure. The applicant requests the hours of 10:00 am to 12:00 am for the alcohol sales. Staff recommends the hours of 10:00 am to 10:00 pm for this Project.

ABC records indicate that the Project Site is not located in a Census Tract with an overconcentration of ABC licenses. ABC records also indicate that the Project Site is located in a High Crime Reporting District. The LA County Sheriff’s Department (“Sheriff”) report 119 calls for service in the last five years, most of which were for loitering and alarm activation calls. The Sheriff recommends approval of the CUP with recommended conditions.

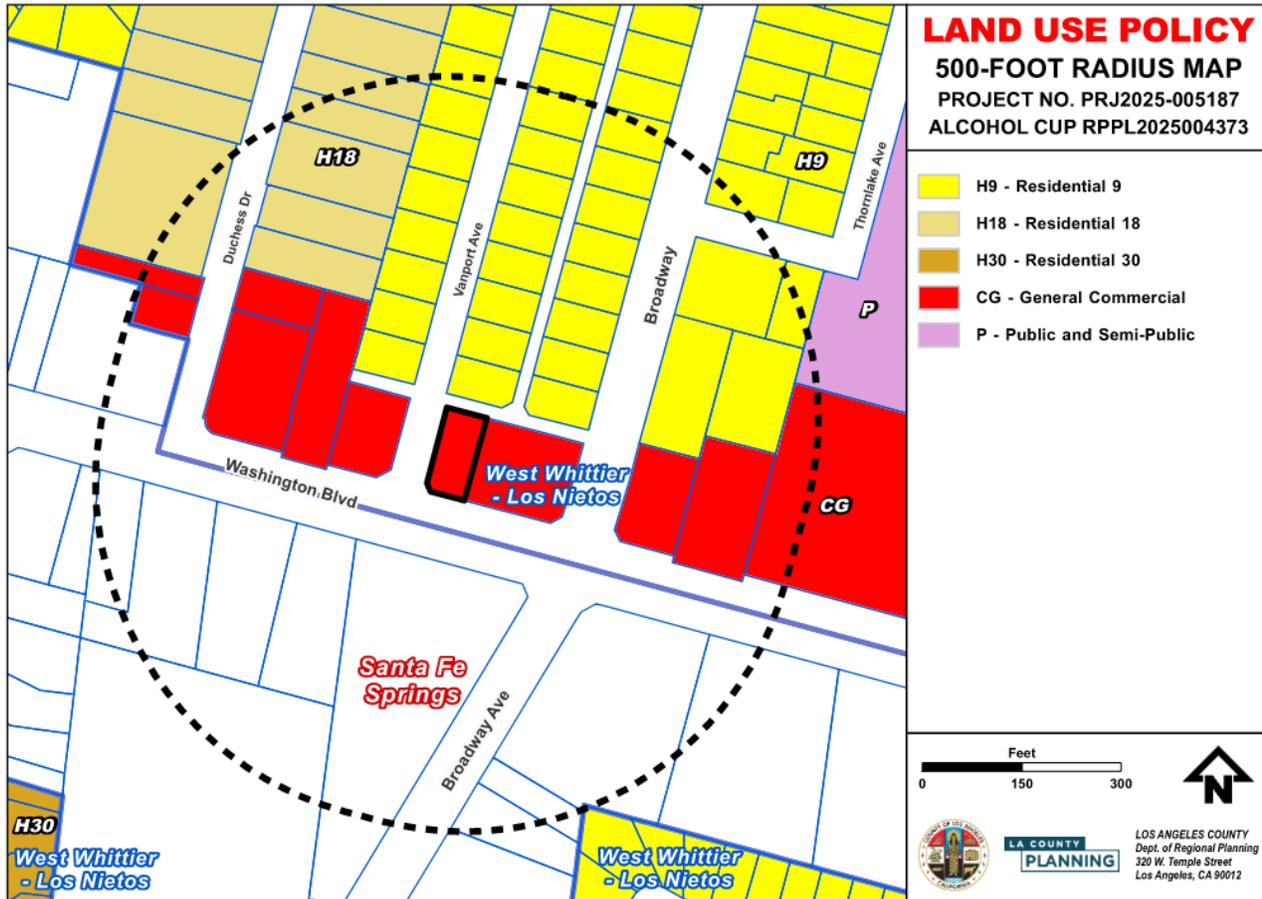
The Project Site is located at the northeast corner of Washington Boulevard and Vanport Avenue in the unincorporated community of West Whittier – Los Nietos. It is a 0.18-acre lot that is developed with a stand-alone commercial building on the southern side and an appurtenant parking lot on the northern side. The commercial building used to be occupied by a restaurant but is currently vacant.

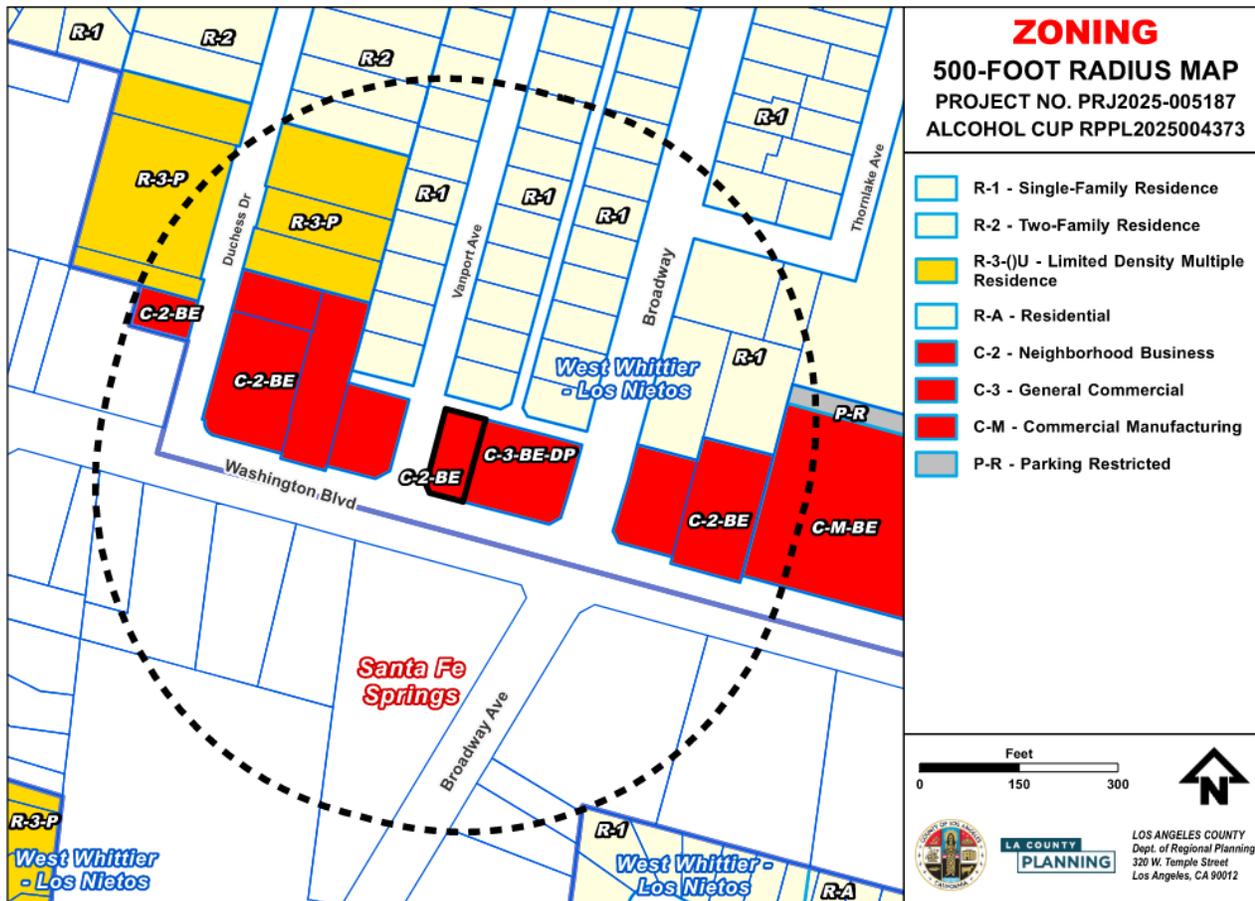
SUBJECT PROPERTY AND SURROUNDINGS

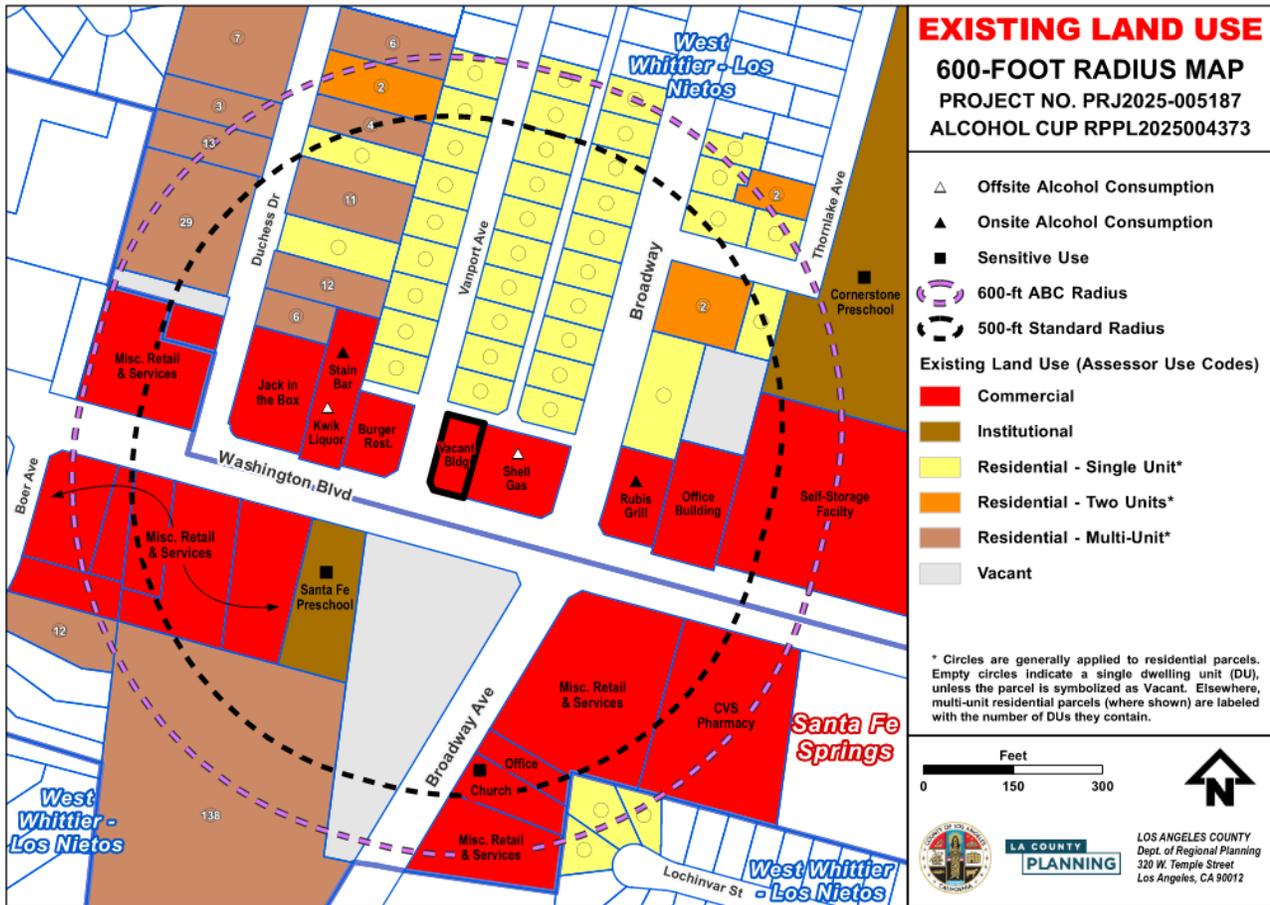
The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-2-BE	Commercial building
NORTH	H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre)	R-1	Single-family residences (“SFRs”)
EAST	CG	C-3-BE-DP (General Commercial – Billboard Exclusion – Development Program), C-2-BE	Gas station, various commercial uses

SOUTH	City of Santa Fe Springs	City of Santa Fe Springs	Vacant
WEST	CG	C-2-BE	Various commercial uses







PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
3533	A-1 (Light Agricultural)	2/27/1940
5137	C-2 (Neighborhood Commercial)	6/8/1948
5482	C-2	1/31/1950

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Site Plan Review ("SPR") RPPL2025004722	New sign for new restaurant at existing commercial building	11/20/2025
SPR RPPL2020002204	Tenant improvement for restaurant at existing building	4/29/2020

Plot Plan ("PP") 39301	Tenant improvement for restaurant at existing building	12/29/1989
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C. Violations

CASE NO.	VIOLATION	CLOSED
Legacy-RFS2020000183	Trash, junk and debris	02/10/2020

ANALYSIS

A. Land Use Compatibility

The request to sell beer, wine, and distilled spirits for on-site consumption is proposed in a restaurant located in a stand-alone commercial building on a property located at the northeast corner of Washington Boulevard and Vanport Avenue. To the east, west and south are various commercial, multi-family residential, light industrial and auto-related uses. A small commercial complex to the south was recently demolished to make way for a new mixed-use Project. The property has been cleared and is currently vacant. To the north are SFRs. These residential uses are sufficiently buffered from the Project Site by concrete block walls and covered chain-link fences, parking lots, landscaping, and the 20-foot width of an alley. With the establishment of adequate operational controls such as a restriction on the allowed hours of alcohol sales and the prohibition of the consumption of alcohol outside the enclosed structure, the proposed accessory sale of beer, wine and distilled spirits for on-site consumption at the existing restaurant at the subject location is compatible with all these surrounding uses in the area.

B. Neighborhood Impact (Need/Convenience Assessment)

The accessory sale of beer, wine and distilled spirits 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 existing restaurant will offer a full dining experience and customers generally expect beer, wine and distilled spirits as a service option.

There are two businesses with on-site alcoholic beverage licenses within a 500-foot radius of the Project Site, but one of them is for a restaurant that has since been closed and the building demolished for redevelopment. There are three sensitive uses within a 600-foot radius of the Project Site: two schools to the northeast and a church to the southeast. These sensitive uses are sufficiently buffered from the Project Site by concrete block walls and covered chain link fences, landscaping, existing structures, parking lots and the 100-foot, 80-foot and 20-foot widths of Washington Boulevard, Broadway Avenue and a back alley, respectively. The sale of beer, wine and distilled spirits at the new 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 Project Site is located in Crime Reporting District No. 1575 and, in a report received by Staff on December 19, 2025, ABC determined it is a high crime reporting district. The report is attached as Exhibit I. In a letter received by Staff on December 19, 2025, the Sheriff reported 119 calls for service in the last five years, most of which were only for loitering and alarm activation calls. The Sheriff recommends approval of the CUP with recommended conditions. The letter is also attached as Exhibit I.

According to the ABC, seven licenses for alcohol sales for on-site consumption are allowed in Census Tract 5022.00 where the Project Site is located, while only one such license is currently active. This indicates that the Project Site is not located in an area where there is an overconcentration of alcohol sales as defined and determined by ABC.

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in a high crime reporting district or in an area where there is an overconcentration of alcohol sales as defined and determined by ABC. The public convenience of allowing patrons of the subject restaurant to partake of beer, wine and distilled spirits together with their regular meals at the restaurant outweighs the fact that the Project Site is located in a high crime reporting district as defined and determined by ABC. 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 J). Staff recommends that the Hearing Officer 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 alcohol 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.

Recommended Hours of Alcohol Sales

As noted above, the applicant is requesting the sale of beer, wine and distilled spirits from 10:00 am to 12:00 am, daily. Staff recommends that the hours for the sale of beer, wine and distilled spirits be limited to 10:00 am to 10:00 pm, daily.

C. Design Compatibility

Pursuant to Sections 22.20.040 (Development Standards for Commercial Zones) and 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M) of the County Code, the Project Site is subject to the development standards of Commercial Zones in general, and of the C-2 Zone, in particular. County Assessor's records indicate that the existing restaurant building was first built in 1979. LA County Planning records indicate a tenant improvement was approved on April 29, 2020, with other LA County Planning approvals on record dating back as early as 1989. The existing commercial building has been in existence at the site for almost 50 years and its design is well integrated into the architectural character in the area. No physical development is proposed by the Project.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General 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 (Conditional Use Permits Findings and Decisions) and 22.140.030 (Alcoholic Beverage Sales) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project is for the accessory sale of beer, wine and distilled spirits for on-site consumption at a new restaurant in an existing restaurant structure. No modifications or physical development are proposed. The Project Site is not located within or in close proximity to a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. No exceptions to the categorical exemption apply to the Project as per Section 15300.2 of the California Code of Regulations. 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

Sheriff in a letter received by Staff on December 19, 2025, recommends approval of the CUP, with recommended conditions.

B. Other Agency Comments and Recommendations

Staff has not received any comments from non-County Agencies at the time of report preparation.

C. Public Comments

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

Report
Reviewed By: *Michele R. Bush* for Maria Masis
Maria Masis, AICP, Supervising Regional Planner

Report
Approved By: *Susan Tae*
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS

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

1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010.
<https://www.ncbi.nlm.nih.gov/pubmed/21084080>
2. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health.
<https://www.ncbi.nlm.nih.gov/pubmed/24588859>
3. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013
(<https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage-0#:~:text=This%20can%20be%20done%20by%20restricting%20the%20location%2Fnumber,restricting%20minors%27%20access%20to%20non-commercial%20sources%20of%20alcohol>)



PROJECT NUMBER **HEARING DATE**
 PRJ2025-005187-(4) 3/17/2026

REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2025004373

PROJECT SUMMARY

OWNER / APPLICANT Legacy 26 LLC / Boil Daddy	MAP/EXHIBIT DATE 8/4/2025
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PROJECT OVERVIEW

Sale of beer, wine and distilled spirits for on-site consumption (Type 47 California Department of Alcoholic Beverage Control License) at a new restaurant in an existing restaurant structure

LOCATION 11339 Washington Boulevard, Whittier CA 90606	ACCESS Vanport Ave and Washington Blvd (pedestrian only)
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ASSESSORS PARCEL NUMBER(S) 8173-004-019	SITE AREA 0.18 Acres
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GENERAL PLAN / LOCAL PLAN General Plan	ZONED DISTRICT Whittier Downs	PLANNING AREA Gateway
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LAND USE DESIGNATION CG (General Commercial)	ZONE C-2-BE (Neighborhood Commercial – Billboard Exclusion)
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PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	APPLICABLE STANDARDS DISTRICT(S) None
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ENVIRONMENTAL DETERMINATION (CEQA)
 Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030 (Alcoholic Beverage Sales)
 - Section 22.20.040 (Development Standards for Commercial Zones)
 - Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)

CASE PLANNER: Carl Nadela	PHONE NUMBER: (213) 893 – 7010	E-MAIL ADDRESS: cnadela@planning.lacounty.gov
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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-005187-(4)
CONDITIONAL USE PERMIT NO. RPPL2025004373

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. **RPPL2025004373** on March 17, 2026.

2. HEARING PROCEEDINGS.

Reserved.

3. ENTITLEMENT(S) REQUESTED.

The applicant, Boil Daddy (“applicant”), requests the CUP to authorize the sale of beer, wine and distilled spirits for on-site consumption at a new restaurant in an existing restaurant structure (“Project”) on a property located at 11339 Washington Boulevard in the unincorporated community of West Whittier – Los Nietos (“Project Site”) in the C-2-BE (Neighborhood Commercial – Billboard Exclusion) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

4. PREVIOUS ENTITLEMENTS.

County Assessor’s (“Assessor”) records indicate that the existing restaurant building was first built in 1979. LA County Planning records indicate that a tenant improvement Project for a restaurant at the existing commercial structure was approved on April 29, 2020, with other approvals dating back as early as 1989. A tenant improvement request has not been received by LA County Planning for this new restaurant.

5. LAND USE DESIGNATION.

The Project Site is located within the CG (General Commercial) land use category of the General Plan Land Use Policy Map.

6. ZONING.

The Project Site is located in the Whittier Downs District and is currently zoned C-2-BE. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), a CUP is required for the sale of alcohol for on-site consumption at the Project Site.

7. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre)	R-1	Single-family residences (“SFRs”)
EAST	CG	C-3-BE-DP (General Commercial – Billboard Exclusion – Development Program), C-2-BE	Gas station, various commercial uses
SOUTH	City of Santa Fe Springs	City of Santa Fe Springs	Vacant
WEST	CG	C-2-BE	Various commercial uses

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.18 acres in size and consists of one legal lot. The Project Site is mostly rectangular in shape with flat topography and is developed with a one-story commercial structure on the south and appurtenant parking spaces on the north.

B. Site Access

The Project Site is accessible via Vanport Avenue, a 50-to-57-foot-wide public street, to the west. Pedestrian only access is also available from Washington Boulevard, a 100-foot Major Highway on the County Master Plan of Highways, to the south.

C. Site Plan

The Site Plan depicts the existing commercial building on the southern portion of the property and the parking lot with 13 parking spaces on the northern portion. Access to the Project Site is provided by an ingress/egress driveway on Vanport Avenue to the north. Pedestrian-only access is also available from Washington Boulevard to the south. A separate Floor Plan shows the interior layout of the subject restaurant, with public access from the south leading to the main dining area. Public restrooms and backroom service areas are located on the northern portion of the building. A staff-only and emergency access is also available from the parking lot on the north.

D. Parking

There are a total of 13 parking spaces provided at the Project Site in a parking lot located on the northern portion of the property. A total of 13 parking spaces are required on the Project Site based on the previous approval of the existing commercial building and the subject restaurant.

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 Categorical Exemption (Class 1 – Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County Environmental Document Reporting Procedures and Guidelines. The Project is for the accessory sale of beer, wine and distilled spirits for on-site consumption at a new restaurant in an existing restaurant structure. No modifications or physical development are proposed at this time. The Project Site is not located within or in close proximity to a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project as per Section 15300.2 of the California Code of Regulations, and the project is categorically exempt.

10. COMMUNITY OUTREACH.

No community outreach was conducted for this Project.

11. PUBLIC COMMENTS.

No comments were received from the public regarding the Project.

12. AGENCY RECOMMENDATIONS.

A. County Sheriff ("Sheriff"): Recommended clearance to public hearing with conditions of the request for the sale of beer, wine, and distilled spirits for on-site consumption at the Project Site, in a letter dated December 19, 2025.

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 (San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On January 27, 2026, a total of 62 Notices of Public Hearing were mailed to all property owners as identified on the Assessor's record within a 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Whittier Downs 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 Land Use Policy designation of the General Plan because the CG land use category is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services, single family and multifamily residences; and residential and commercial mixed uses, categories into which the accessory sale of beer, wine and distilled spirits for on-site consumption at the existing restaurant, falls.

15. GOALS AND POLICIES.

The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan.

General Plan

- *Goal 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.*
- *Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.*

A variety of commercial uses have been established to the south, east and west of the subject restaurant. The subject restaurant and accessory full line of alcohol sales for on-site consumption contribute to the variety and diversity of community-serving uses in the area.

- *Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.*
- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*

There are a number of similar restaurants and public eating places in the vicinity of the Project Site. The subject restaurant, with the accessory sale of beer, wine and distilled spirits for on-site consumption complements these uses as well as the other surrounding commercial and multi-family residential uses when sold during regular dining hours. While most of the parcels surrounding the Project Site to the south, east and west have been developed with various commercial uses, the neighborhood to the north is developed with SFRs. It is important to preserve this residential character and ensure that the commercial uses around this area do not have significant adverse impact on the surrounding residential neighborhoods. The subject restaurant is sufficiently buffered from the residential areas by concrete block walls and covered chain-link fences, parking lots, landscaping, and the 20-foot width of an alley. The

requested accessory sale of beer, wine and distilled spirits for on-site consumption at the subject restaurant is not expected to result in any adverse impacts on these surrounding areas, provided that the sales are conducted in compliance with the recommended conditions of Project approval.

ZONING CODE CONSISTENCY FINDINGS

16. PERMITTED USE IN ZONE.

The Hearing Officer finds that the Project is consistent with the C-2 zoning classification as the accessory sale of beer, wine and distilled spirits for on-site consumption at a new restaurant in an existing restaurant structure is permitted when a CUP is obtained pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

17. REQUIRED YARDS.

While the Project is a proposal for the sale of beer, wine and distilled spirits for on-site consumption at a new restaurant in an existing restaurant structure, the Hearing Officer finds that the underlying restaurant is consistent with the standards identified in County Code Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M). Assessor's records indicate that the existing restaurant building was first built in 1979. LA County Planning records indicate a tenant improvement Project was approved on April 29, 2020, with other approvals dating back as early as 1989. These approvals determined that the existing commercial building was in compliance with the required yards at the time of development. No physical development is proposed with this Project.

18. HEIGHT.

While the Project is a proposal for the sale of beer, wine and distilled spirits for on-site consumption at a new restaurant in an existing restaurant structure, the Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Zones). Assessor's records indicate that the existing restaurant building was first built in 1979. LA County Planning records indicate a tenant improvement Project was approved on April 29, 2020, with other approvals dating back as early as 1989. These approvals determined that the existing commercial building was in compliance with the maximum permitted height at the time of development. No physical development is proposed with this Project.

19. PARKING.

While the Project is a proposal for the sale of beer, wine and distilled spirits for on-site consumption at a new restaurant in an existing restaurant structure, the Hearing Officer finds that that the Project will be required to be consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). There are a total of 13 parking spaces provided at the Project Site in a parking lot located on the northern portion of the property. A total of 13 parking spaces are required on the Project Site

based on the previous approval of a restaurant at the existing commercial structure at the Project Site.

20. SIGNS.

While the Project is a proposal for the sale of beer, wine and distilled spirits for on-site consumption, the Hearing Officer finds that that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs). Site Plan Review RPPL2025004722, approved on November 20, 2025, authorized a new sign for the Project Site that is in compliance with Title 22 (Planning and Zoning) of the County Code.

CONDITIONAL USE PERMIT FINDINGS

21. **The Hearing Officer finds that, with the imposition of appropriate operational restrictions, 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.** Allowing the incidental sale of beer, wine and distilled spirits for on-site consumption at the new restaurant during restricted hours does not expand or intensify the previously approved restaurant use at the Project Site. The Project provides restaurant patrons with a convenient option to consume an alcoholic beverage with their meal. This use is also consistent with the surrounding commercial and multi-family residential uses and is sufficiently buffered from the surrounding residential neighborhoods. It is unlikely the incidental sale of beer, wine and distilled spirits at a new restaurant in an existing restaurant structure will adversely affect these uses, provided that the beer, wine and distilled spirits will only be allowed to be consumed indoors, within the restaurant premises, and only if the sale of beer, wine and distilled spirits occur during the hours of 10:00 am to 10:00 pm, which covers normal brunch, lunch and dinner hours. Several conditions of approval, such as limiting the hours of beer, wine and distilled spirits sale to 10:00 am to 10:00 pm and prohibition of off-site consumption, have been incorporated into the CUP to ensure that only regular restaurant services are offered at the subject restaurant and potential negative impacts to nearby sensitive uses and the surrounding residential areas are avoided. The CUP conditions will also ensure that additional safety measures and monitoring is available on the Project Site, such as security cameras in the parking lot that can be accessed by the Sheriff as needed, and regular inspections by LA County Planning Zoning Enforcement.
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.** While the Project is a proposal for the sale of beer, wine and distilled spirits for on-site consumption at a new restaurant in an existing restaurant structure, the proposed new restaurant is located within an existing restaurant building. The subject

property and subject restaurant building were developed in accordance with the development standards prescribed under Title 22 (Planning and Zoning) of the County Code at the time of approval. The Project proposes no physical tenant improvements as part this Project.

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 accessible via Vanport Avenue, a 50-to-57-foot-wide public street, to the west. Pedestrian only access is also available from Washington Boulevard, a 100-foot Major Highway on the County Master Plan of Highways, to the south. The Project Site's ingress/egress access point to the west allow motorists to easily enter and leave the Project Site. The Project is a request for the sale of beer, wine and distilled spirits for on-site consumption at a new restaurant in an existing restaurant structure and is not anticipated to generate additional trips aside from those already generated by the existing restaurant.
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 three sensitive uses within a 600-foot radius of the Project Site: two schools to the northeast and a church to the southeast. These sensitive uses are sufficiently buffered from the Project Site by concrete block walls and covered chain link fences, landscaping, existing structures, parking lots and the 100-foot, 80-foot and 20-foot widths of Washington Boulevard, Broadway Avenue and a back alley, respectively. The proposed sale of beer, wine and distilled spirits at the new restaurant is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of Project approval.
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.** While most of the parcels to the south, east and west of the Project Site have been developed with various commercial uses, to the north are SFRs. These residential uses are sufficiently buffered from the Project Site by concrete block walls and covered chain-link fences, parking lots, landscaping, and the 20-foot width of an alley. With the establishment of adequate operational controls such as a restriction on the allowed hours of alcohol sales and the prohibition of the consumption of alcohol outside the enclosed structure, the proposed accessory sale of beer, wine and distilled spirits for onsite consumption at the new restaurant at the subject location is compatible with all these surrounding uses in the area.

27. **The Hearing Officer finds that, with the imposition of appropriate operational restrictions, the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The proposed sale of beer, wine and distilled spirits for on-site consumption at the new restaurant is not anticipated to adversely affect the economic welfare of the nearby community, provided that the beer, wine and distilled spirits will only be allowed to be consumed indoors within the restaurant premises, and only be sold during the hours of 10:00 am to 10:00 pm, which covers normal brunch, lunch and dinner hours. Several conditions of approval, such as limiting the hours of beer, wine and distilled spirits sale to 10:00 am to 10:00 pm and prohibition of off-site consumption, have been incorporated into the CUP to ensure that only regular restaurant services are offered at the subject restaurant and potential negative impacts to nearby sensitive uses and the surrounding residential areas are avoided. The accessory full line of alcohol sales in conjunction with meals inside a bona-fide public eating establishment is complementary and would be compatible with the surrounding existing commercial and multi-family residential uses. It will contribute to the general economic activity in the area by providing more dining options to residents, workers and visitors in the surrounding vicinity.
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 sale of beer, wine and distilled spirits for on-site consumption at the proposed new restaurant will not change the exterior appearance of the existing restaurant building. The Project also does not propose any physical changes to the exterior appearance of the restaurant building. The sale of beer, wine and distilled spirits in conjunction with food within a fully operated restaurant, particularly with additional requirements for the regular maintenance of the Project Site, will not cause blight, deterioration, or substantially diminish or impair property values within the community.
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 (“ABC”) Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** The Project Site is located in Crime Reporting District No. 1575 and, in a report received by Staff on December 19, 2025, ABC determined that it is a high crime reporting district. Also, according to ABC, seven licenses for alcohol sales for onsite consumption are allowed in the Census Tract where the Project Site is located (5022.00), while only one such license is currently active. This indicates that the Project Site is not located in an area where there is an overconcentration of alcohol sales as defined and determined by ABC. The public convenience of allowing patrons of the subject restaurant to partake of beer, wine and distilled spirits together with their regular meals at the restaurant outweighs the fact that the Project Site is located in a high crime reporting district as defined and determined by ABC. 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. Thus, the finding of public convenience or necessity can only be made 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 alcohol sales either too early or too late in the day.

ENVIRONMENTAL FINDINGS

30. The Hearing Officer finds that that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities) categorical exemption. The Project is for the accessory sale of beer, wine and distilled spirits for on-site consumption at a new restaurant in an existing restaurant structure. No modifications or physical development are proposed. The Project Site is not in a hazardous waste site, nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. There are no exceptions to the proposed exemption and thus, the exemption still applies to the Project.

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, CA 90012. The custodian of such documents and materials shall be the Section Head of the Puente Whittier Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use, with the attached conditions, will be consistent with the adopted General Plan.
- B. The proposed use, with the attached conditions, 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 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 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The 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 proposed use, with the attached conditions, at the site 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 proposed use, with the attached conditions, at the site is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. The proposed use, with the attached conditions, at the site will not adversely affect the economic welfare of the surrounding 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 said neighborhood.
- I. With the imposition of a number of conditions, the public convenience for the restaurant selling alcoholic beverages for on-site consumption outweighs the fact that it is located in an area identified as a High Crime Reporting District as determined by ABC.

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. RPPL2025004373**, subject to the attached conditions.

ACTION DATE: March 17, 2026

MM:CN

1/29/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-005187-(4)
CONDITIONAL USE PERMIT NO. RPPL2025004373

PROJECT DESCRIPTION

The project is a request to authorize the sale of beer, wine and distilled spirits for on-site consumption at a new restaurant in an existing restaurant structure in the C-2-BE (Neighborhood Commercial – Billboard Exclusion) Zone subject to the following conditions of approval:

GENERAL CONDITIONS

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

defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

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

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

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on March 17, 2036.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be

made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,350.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections.

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

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

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").

15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

17. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement inspector (“Staff”), 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 (SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION)

18. **Loitering Restrictions and Enforcement.** Loitering, including loitering by employees of the subject property, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Within 60 days of Date of Final Approval of this CUP, signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the Sheriff, a security guard shall be required during business hours at the discretion of the Director.
19. **Employee Alcohol Training Requirements.** All employees who directly serve or are in the practice of selling alcoholic beverages, including managers, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicating they have participated in this program. Proof of completion of the facility’s training program by employees, the licensee, and all managers shall be provided to Staff within 90 days of the effective date of this Conditional Use Permit,

and subsequently within 90 days of the hire date of all new employees and/or managers.

20. **Prohibition of Alcohol Sales to Intoxicated Persons.** The Permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
21. **Restrictions on Alcohol Advertising.** The Permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences, poles, or similar structures, or within any portion of the interior of any structure that is visible from the outside.
22. **Age Requirement for Alcohol Sales.** Alcoholic beverages shall only be sold or served to patrons age 21 or older.
23. **Posting of Law Enforcement and Transportation Contacts.** The Permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
24. **Exterior Lighting Standards and Compliance.** Within 60 days of the Date of Final Approval, the Permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all public and private parking lots 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 30 minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from public and private parking lots.
25. **Address Signage Requirements.** Within 60 days of the Date of Final Approval, the Permittee shall install a numbering/lettering address sign, in compliance with County Code Chapter 22.114 (Signs), at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
26. **Prohibition of Exterior Security Bars and Roll-Up Doors.** Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.

27. **Property Maintenance and Cleanliness Standards.** The premises, including exterior facades and other areas under control of the Permittee, 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. **Noise and Music Compliance Requirements.** Music or other audible noise at the premises shall comply with Title 12 (Environmental Protection) of the County Code to the satisfaction of the County Department of Public Health.

PROJECT SITE-SPECIFIC CONDITIONS

29. **Scope of Approval.** This grant shall authorize the sale of beer, wine and distilled spirits for on-site consumption at a new restaurant in an existing restaurant building.
30. **Authorized Hours for Alcohol Sales.** The sales of beer, wine and distilled spirits for on-site consumption in conjunction with the subject restaurant shall be permitted daily from 10:00 AM up to 30 minutes of closing, and no later than 10:00 PM.
31. **Employee Age Requirements for Serving Alcohol.** Employees aged 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.
32. **Alcohol Sales Restricted to Food Orders.** Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant premises only.
33. **Requirement to Employ Full-Time Cook.** The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the hours of operation.
34. **Continuous Food Service During Operating Hours.** Food service shall be continuously provided during operating hours.
35. **Surveillance Recording.** The Permittee shall continuously maintain active and functional surveillance recording equipment which captures video recordings inside the restaurant, outside facing parking lots, public sidewalks, alleys, and other public rights-of-way on a continuous loop. Recordings shall be retained for a minimum of 30 days and shall be immediately produced upon request by the Sheriff, Staff, or any law enforcement.
36. **Restrictions on Outdoor Alcohol Consumption.** The sale of alcoholic beverages for consumption outside of the enclosed structure of the restaurant shall be prohibited. The Permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.

37. **ABC License.** The Permittee shall maintain a valid license issued by ABC.
38. **Prohibition of Live Entertainment and Dancing.** No live entertainment (including karaoke), dancing, or dance floor is authorized in or outside the premises.



ATTACHMENT A
Los Angeles County Department of Regional Planning
ALCOHOLIC BEVERAGE SALES STATEMENT OF FINDINGS
11339 WASHINGTON BLVD. WHITTIER CA 90606

PROJECT REQUEST:

The applicant seeks a Conditional Use Permit to allow the sale and dispensing of beer, wine, and distilled spirits for on-site consumption under a Type 47 ABC License at an existing 1,485 square-foot restaurant known as **Boil Daddy Whittier**, located in the C-2-BE (General Commercial) Zone within the Gateway Planning Area and the West Whittier–Los Nietos Community Plan. The restaurant accommodates approximately 40 indoor patrons and proposes to operate daily from 10:00 a.m. to 12:00 a.m., with alcohol service limited to the same hours.

The establishment is part of the growing Boil Daddy brand (theboildaddy.com), which specializes in Cajun seafood boils featuring signature sauces and seasonings that have become popular throughout Southern California. The restaurant will also feature three to four televisions that will show a mix of music videos, branded menu content, and sports programming, but no live entertainment, DJs, or amplified outdoor sound is proposed. Alcohol service will remain incidental to food service, and the restaurant will continue to function as a bona fide eating establishment in compliance with state and county requirements.

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

The requested use at the proposed location will not adversely affect the use of any place of religious worship, school, park, playground, or other sensitive use within a 600-foot radius. The property is located in a commercially zoned corridor characterized primarily by multi-tenant retail, restaurants, and service establishments. To the extent sensitive uses exist within the broader radius, they are separated from the subject property by intervening commercial development, surface parking, and public rights-of-way, which together serve as effective physical and operational buffers. All alcohol service will be confined to the interior dining area, with no patio or outdoor service proposed. Service will be strictly limited to seated patrons who order food, with identification checks conducted for every alcohol order and all servers trained and certified under the State’s Responsible Beverage Service (RBS) program. The business will maintain a 16-camera digital surveillance system operating 24 hours a day with 90-day retention, an active alarm system, and full managerial oversight during all hours of operation. These

measures, coupled with the applicant's intent to run a food-focused and family-friendly business, will ensure that the proposed use does not result in public nuisances such as loitering, drunkenness, or excessive noise that could affect any nearby sensitive uses.

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 requested use is also sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect those areas. The restaurant is situated in a General Commercial zone and fronts a major commercial street within an established corridor. Shared surface parking lots, commercial storefronts, and public rights-of-way separate the subject property from the closest residential uses, creating an effective physical buffer. The operation will remain entirely indoors with no outdoor consumption permitted, which prevents spillover noise or activity into surrounding areas. While the restaurant proposes to remain open until midnight, its character as a sit-down, food-led establishment distinguishes it from late-night drinking venues. Televisions displaying sports and music videos will provide casual entertainment consistent with a family restaurant, not nightclub or bar activity. Noise impacts will be further mitigated by keeping doors closed except for ingress and egress and maintaining all music and television volume at levels appropriate for indoor dining. Lighting associated with the restaurant will remain shielded and directed downward to avoid any glare on neighboring properties. Taken together, the restaurant's design, location, and management practices provide adequate buffering to ensure that residential uses in the surrounding community will not be adversely affected.

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

The requested use will not adversely affect the economic welfare of the nearby community but rather will contribute positively to it. Boil Daddy is an established Cajun seafood brand that attracts patrons from within and beyond the immediate neighborhood, enhancing the area's reputation as a dining destination. Allowing the sale of beer, wine, and spirits as a customary component of full-service dining will enable the restaurant to remain economically competitive with peer establishments and better meet customer expectations. The business supports approximately eight employees, providing stable local jobs, and generates sales tax revenue that directly benefits the local economy. By operating into the evening hours, the restaurant will help activate the commercial corridor, adding eyes on the street and encouraging patrons to visit neighboring businesses. The addition of a Type 47 license will not alter the restaurant's size, floor area, or primary function, but will enhance its ability to thrive and remain sustainable over the long term. For these reasons, the project strengthens rather than harms the economic welfare of the community.

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

Finally, the requested use will not be inconsistent with the exterior appearance of existing commercial structures in the neighborhood nor cause blight, deterioration, or diminish property values. Boil Daddy Whittier occupies a tenant space within a commercial building that is consistent with the design and scale of surrounding retail and restaurant structures. No exterior alterations are proposed as part of this request. Any future signage, paint, or building maintenance will comply with applicable zoning and building codes as well as the standards of the commercial center. The applicant is committed to maintaining a clean, professional appearance by ensuring regular trash pickup, litter control, and prompt graffiti removal, as well as upkeep of exterior lighting and landscaping. The brand itself has a modern, casual aesthetic that complements other contemporary restaurants and is designed to attract families and groups seeking comfortable dining experience. By maintaining a well-kept facility that integrates seamlessly with the surrounding commercial environment, the project will avoid any adverse impacts to community appearance or property values and will instead contribute positively to the character of the area



ATTACHMENT B

Los Angeles County Department of Regional Planning CONDITIONAL USE PERMIT STATEMENT OF FINDINGS 11339 WASHINGTON BLVD. WHITTIER CA 90606

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

The project site maintains a General Plan Land Use designation of General Commercial and is improved with an existing commercial development. The subject request is for the sale and dispensing of beer, wine and distilled spirits for on-site consumption within a new restaurant. The restaurant use is consistent with the General Commercial Land Use Designation of the site since the GC designation is intended to permit a broad range of commercial services, including the traditional concepts of community, neighborhood, and highway-oriented commercial, categories into which this Project falls. The proposed alcohol use promotes the concept of community-oriented commercial uses and is a local-serving restaurant that contributes to the broad range of commercial services provided in the surrounding community. The sale of alcohol is conditionally permitted on the site subject to certain findings, which have been made herein.

If the requested entitlement is granted, it would allow for the restaurant to provide alcoholic beverages as an incidental addition to its primary food service function. The restaurant's ability to effectively market to and satisfy the expectations of its customers will be strengthened by the sale and service of alcoholic beverages at the restaurant.

The requested entitlement is consistent with a number of the General Plan's objectives and policies land uses such as:

- ✓ Goal 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.
 - Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.

A variety of commercial and retail uses have been established along Washington Blvd., which is a heavily traveled transportation corridor. The eatery and proposed accessory alcohol sales for on-site consumption will contribute to the variety and diversity of community-serving uses in the area.

- ✓ Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.
 - Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques

The restaurant is located in an area surrounded by a mix of land uses, services and amenities. The sale of alcoholic beverages will enhance the amenities provided to local patrons and contribute to the economic growth of the surrounding community. The Project request will maintain and enhance the restaurant's use and make it more attractive to patrons in the surrounding community.

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

a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

Boil Daddy Whittier will continue to operate as a sit-down, bona fide eating establishment with approximately 40 indoor seats in a commercial corridor. Alcohol service will be strictly incidental to meals and confined indoors; there is no outdoor consumption area or patio being licensed. The restaurant offers three to four televisions inside the dining room to show music videos, the menu/brand content, and sports at conversational volume, with no live entertainment, DJ, dancing, or amplified sound that could migrate outdoors. Responsible Beverage Service (RBS) training and ID verification will be mandatory for all alcohol servers; management will be on site during all hours (10:00 a.m.–12:00 a.m.) to supervise service and close-of-day procedures. A comprehensive security plan—consisting of a 16-camera digital system covering entrances, dining area, kitchen, and exterior approaches, operating 24/7 with 90-day retention—together with an alarm system and modest cash-on-hand practices (~\$500), provides accountability and deters nuisance behavior such as loitering or public drinking. The commercial setting, the indoor-only and food-led character of service, and the layered operational safeguards ensure the use will not impair peace, comfort, or welfare; will not be materially detrimental to nearby properties; and will not jeopardize public health or safety. These measures reflect the same best-practice rationale your model findings rely on to demonstrate no adverse community effect for restaurant alcohol entitlements.

The approval of the conditional use will not adversely affect the welfare of the pertinent community. The subject property is zoned for commercial uses and will be utilized as such with the proposed alcohol sales in conjunction with a restaurant. The use will not adversely affect the economic welfare of the community because the existing establishment will continue to positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment. The sale of alcoholic beverages in this location will not represent the introduction of a new use to the area; moreover, the applicant will operate this bona-fide eating place under all applicable codes and guidelines. The kitchen will remain open the entire time the restaurant is and there will be no patron dancing. This assures a use that is both convenient to patrons and respects the welfare of the community.

B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The project site retains a zoning designation of C-2 and a General Plan Land Use Designation of General Commercial. Situated within an existing commercial development, the subject property adheres to county specifications regarding essential elements such as walls, fences, parking, and loading facilities. There will be no alteration to the use of the property, which is designated for commercial purposes and will continue to be utilized as such, including the proposed alcohol sales in conjunction with an existing restaurant.

The request pertains to permitting the sale and dispensing of beer, wine and distilled spirits for on-site consumption in association with an existing restaurant. It does not involve the construction of any new structures on the premises or the introduction of a new use. As there will be no physical alterations to the existing conditions at the project site, it can be determined that the site is adequately sized and shaped to accommodate the various development aspects outlined in Title 22.

B.4 The proposed site is adequately served:

a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and

b. By other public or private service facilities as are required.

The restaurant is located along an improved commercial corridor with direct access to public streets designed to accommodate retail/restaurant traffic. Because the request simply authorizes on-site alcohol service as an accessory to existing restaurant operations—without expanding floor area, seating beyond 40 indoors, or adding entertainment components that would increase trip generation—the use does not materially change traffic levels or parking demand over existing conditions accounted for by the center’s parking supply and circulation design. Public utilities and private services (water, sewer, power, solid waste, fire and police protection) are already in place and sized for restaurant operations at this location. Security measures (24/7

video coverage with retention, alarm system, manager supervision) reduce the likelihood of calls for service and improve coordination with public safety if needed. As reflected in your model findings, these facts support the conclusion that the site is sufficiently served by transportation infrastructure and essential services for the type and scale of use proposed

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: February 12, 2026
PROJECT NUMBER: PRJ2025-005187-(4)
PERMIT NUMBER(S): Conditional Use Permit RPPL2025004373
SUPERVISORIAL DISTRICT: 4
PROJECT LOCATION: 11339 Washington Boulevard, Whittier CA 90606
OWNER: Legacy 26 LLC
APPLICANT: Boil Daddy
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
cnadela@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. The Project is exempt because it is for the accessory sale of beer, wine and distilled spirits for on-site consumption at a new restaurant located within an existing restaurant building. No modifications or physical development are proposed.

No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated.

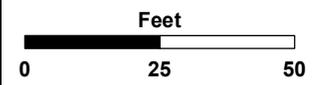


AERIAL IMAGERY

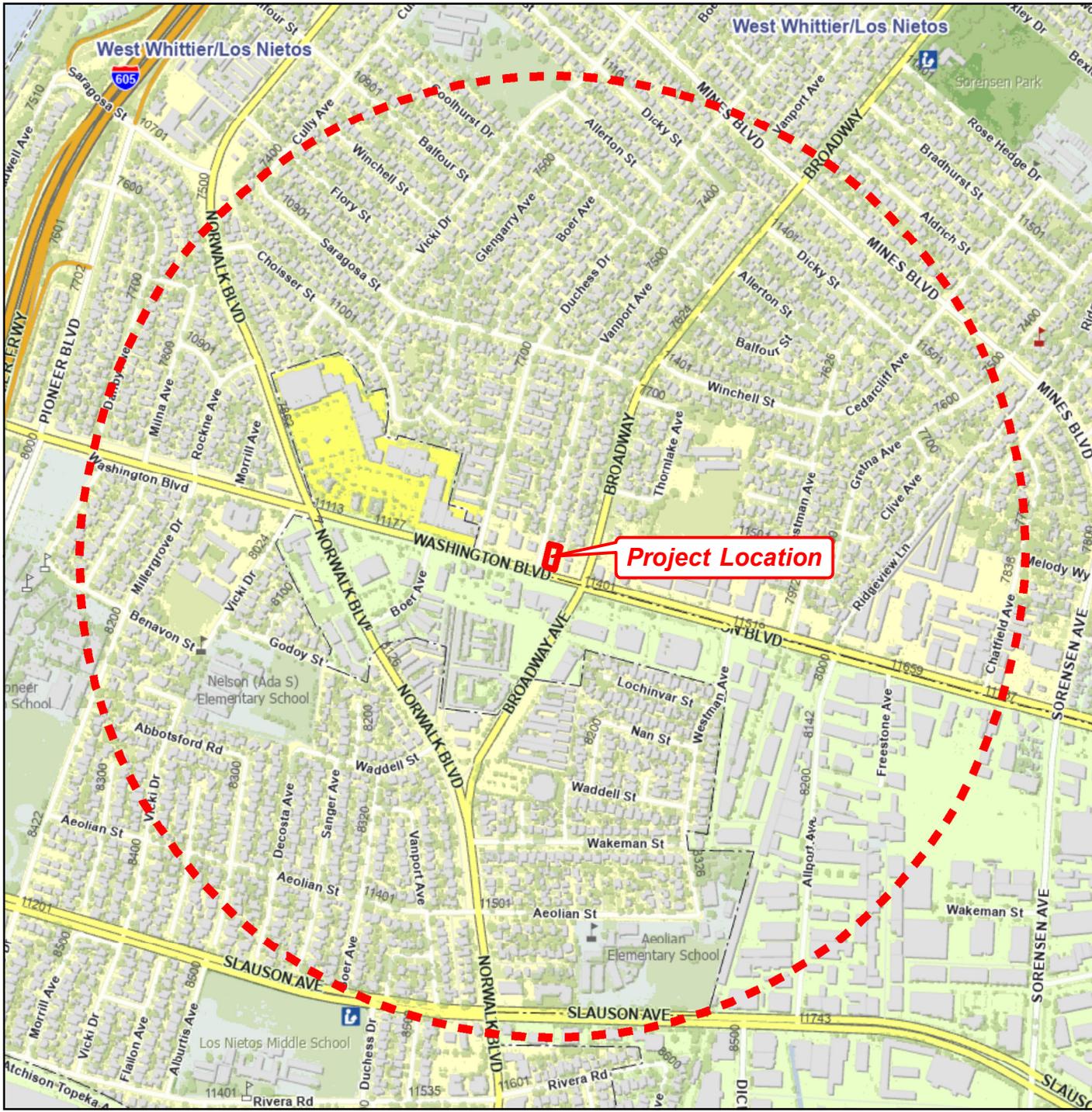
SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-005187
ALCOHOL CUP RPPL2025004373

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



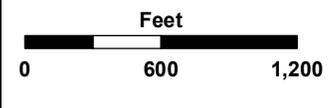
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-005187
ALCOHOL CUP RPPL2025004373



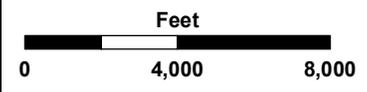
LA COUNTY
PLANNING

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

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-005187
ALCOHOL CUP RPPL2025004373



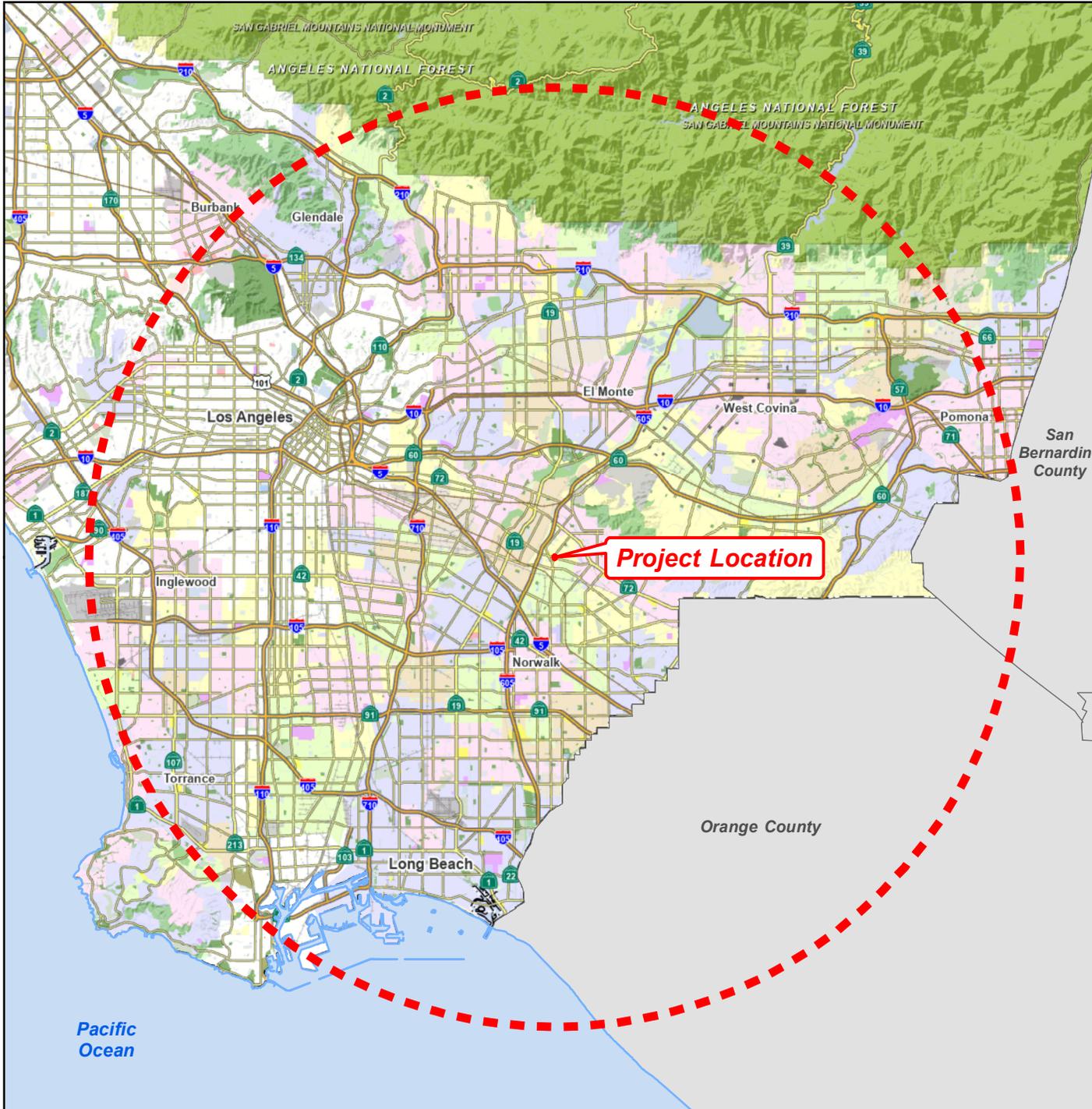
LA COUNTY
PLANNING

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

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-005187
ALCOHOL CUP RPPL2025004373



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

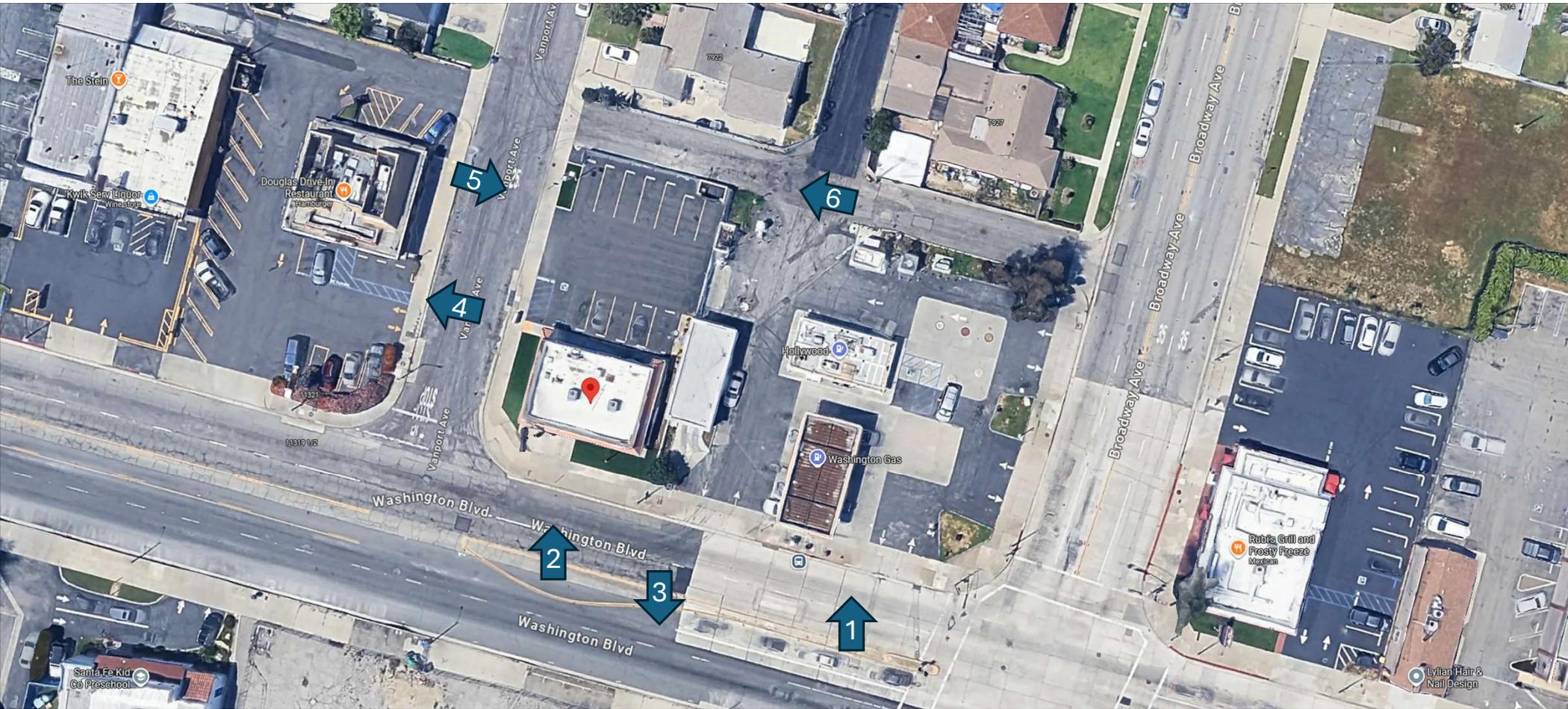
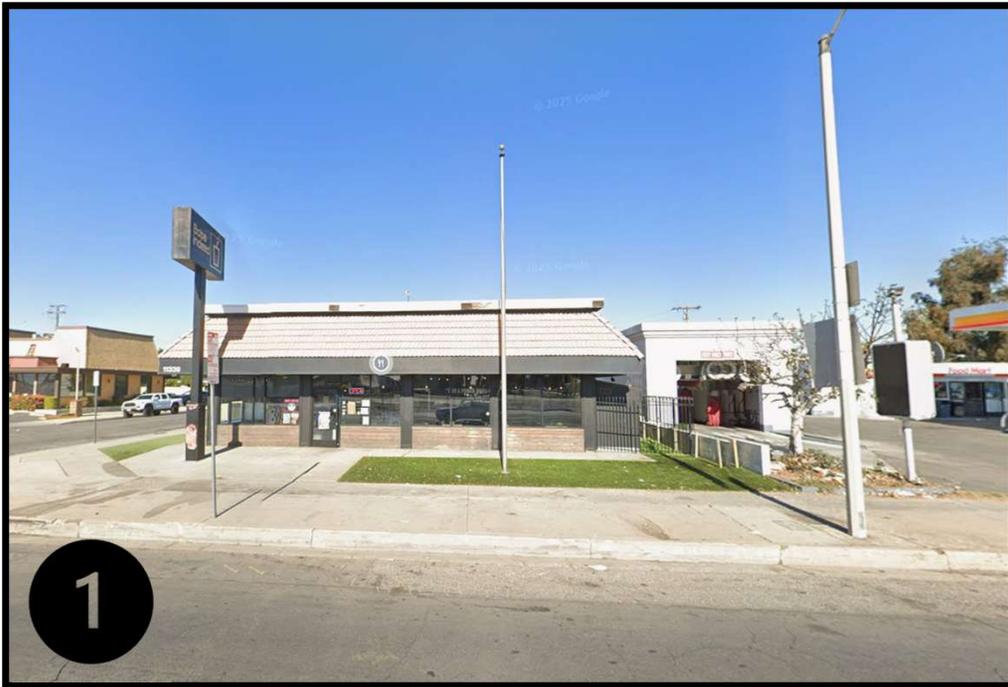


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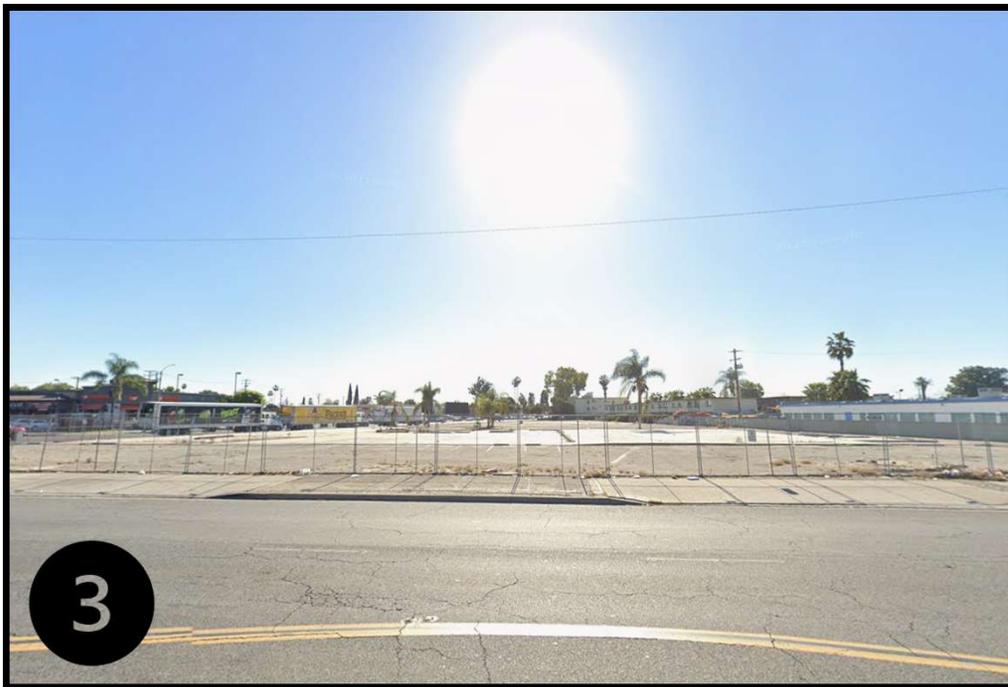


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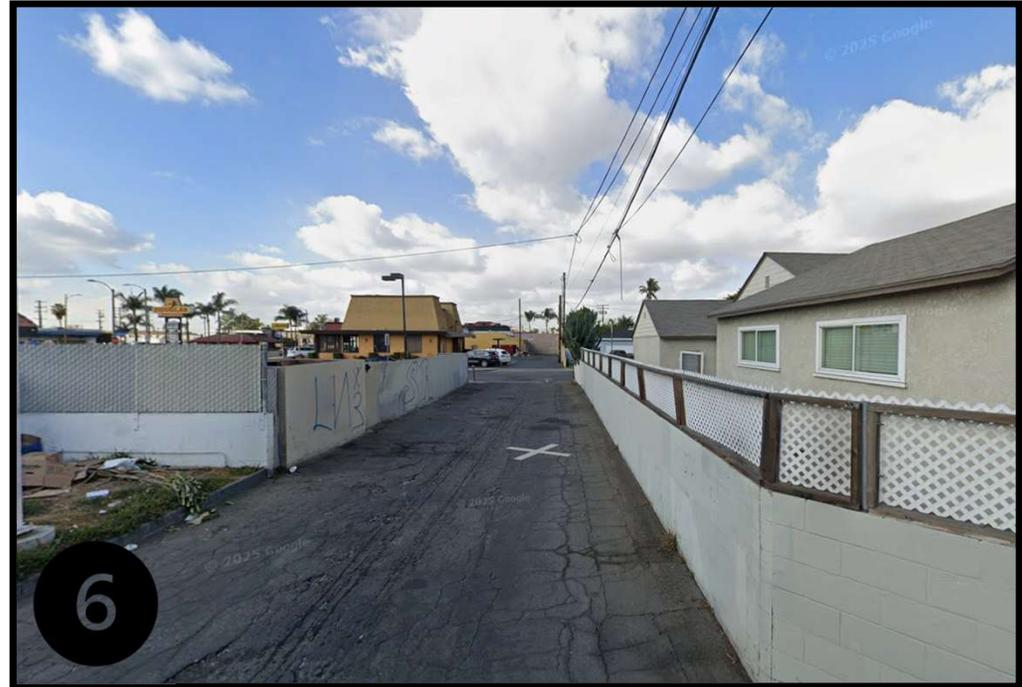


2

PHOTOS



PHOTOS



PHOTOS

Parcel Profile Report

APN: 8173-004-019

Address: 11339 WASHINGTON BLVD WHITTIER CA 90606



Address: 11339 WASHINGTON BLVD

City: WHITTIER CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 7978

Lot Size Acres: 0.18

Legal Description:

TR=14954(EX OF STS)*LOT 2 AND NW 15 FT OF LOT 3

Use Code: 2110

Use Description: Restaurants, Cocktail Lounges

Tax Rate Area: 09669

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type: 2101

Bedrooms: 0

Quality Class Shape: DX

Baths: 0

Year Built: 1979

Bldg Sq Ft: 1485

Units: 0

Effective Yr: 1979

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

Instructions

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

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

2. PREMISES ADDRESS (Street number and name, city, zip code) **11339 Washington Blvd, Whittier (CA) 92606-3140**

3. LICENSE TYPE **47**

4. TYPE OF BUSINESS

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

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

5. COUNTY POPULATION **N/A**

6. TOTAL NUMBER OF LICENSES IN COUNTY **N/A**

7. RATIO OF LICENSES TO POPULATION IN COUNTY **1: 899**

8. CENSUS TRACT NUMBER **5022.00**

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT **7**

10. NO. OF LICENSES EXISTING IN CENSUS TRACT **1**

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

No, the number of existing licenses is lower than the number allowed **707-B1**

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13) No (Go to Item #20) **PICO RIVERA SS**

13. CRIME REPORTING DISTRICT NUMBER **1575**

14. TOTAL NUMBER OF REPORTING DISTRICTS **547**

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS **36,734**

16. AVERAGE NO. OF OFFENSES PER DISTRICT **67.2**

17. 120% OF AVERAGE NUMBER OF OFFENSES **80.6**

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT **123**

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

Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

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

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

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

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

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

12/19/25



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: PRJ2025-005187-(4)
Permit No.: Conditional Use Permit (CUP) No. RPPL2025004373
Establishment: Boil Daddy Whittier
Location: 11339 Washington Boulevard Whittier, CA 90606
Description: Conditional Use Permit for the sale of a full line of alcohol (beer and wine and distilled spirits) for on-site consumption at a new restaurant

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

The Sheriff's Department has responded to 119 calls for service at 11339 Washington Boulevard, Whittier in the past five years; of those calls, none were for violent crime, and two calls were property crime. The remainder of calls were loitering and alarm activation calls. Attached is the CFS report of those calls for your review.

(2) Comments/recommended conditions:

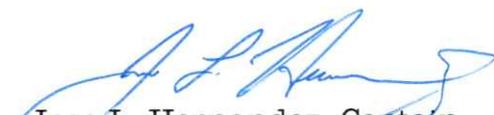
The location is situated on a busy roadway with heavy pedestrian traffic during peak hours. This area has frequent transient activity, and a moderate-use alleyway adjacent to the property. We recommend the location have interior / exterior security cameras with appropriate parking limitation and no loitering /trespassing signage. The exterior of the property should be well lit and clean from trash, debris, and graffiti. We also recommend non-refrigerated alcohol, accessible to the public, be locked in a display case and locks to be installed on the display doors of the alcohol/beverage refrigerator.

(3) Overall recommendation:

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

Sincerely,

ROBERT G. LUNA, SHERIFF


 Jose L. Hernandez, Captain
 Pico Rivera Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —