AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	June 8, 2023	
HEARING DATE:	June 20, 2023	AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2022-003202-(1)	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2022009637	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	18888 Labin Court, B-208, Rowland Heights	
OWNER:	Rowland Ranch Pearl of the East	
APPLICANT:	Bobby Liu	
CASE PLANNER:	Steve Mar, Regional Planner smar@planning.lacounty.gov	

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2022-003202-(1), CUP Number RPPL2022009637, 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:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2022009637 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- CUP for the continued operation of an existing billiards hall with new on-site beer and wine sales in the C-3-BE (General Commercial - Billboard Exclusion) Zone pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones).

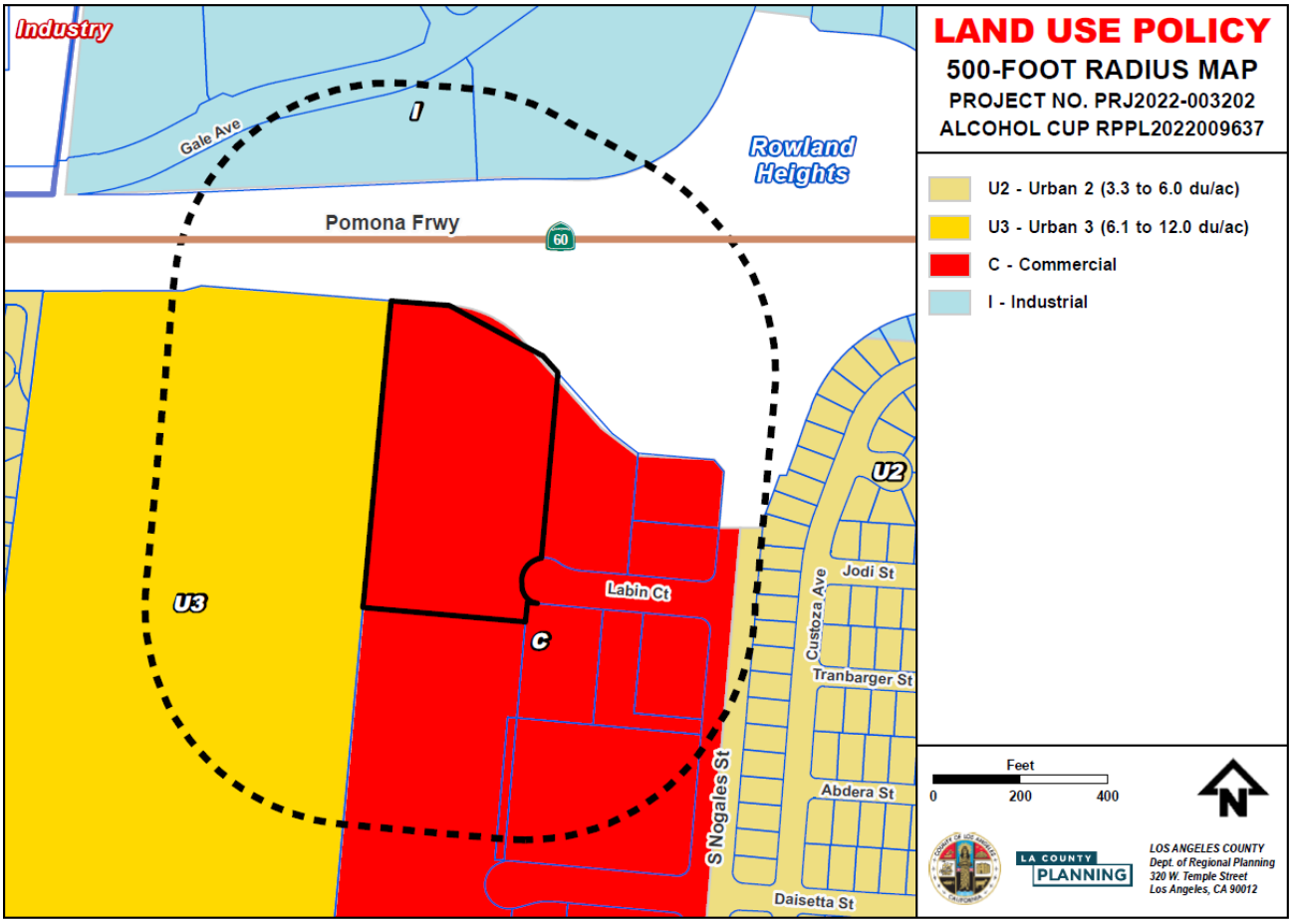
B. Project

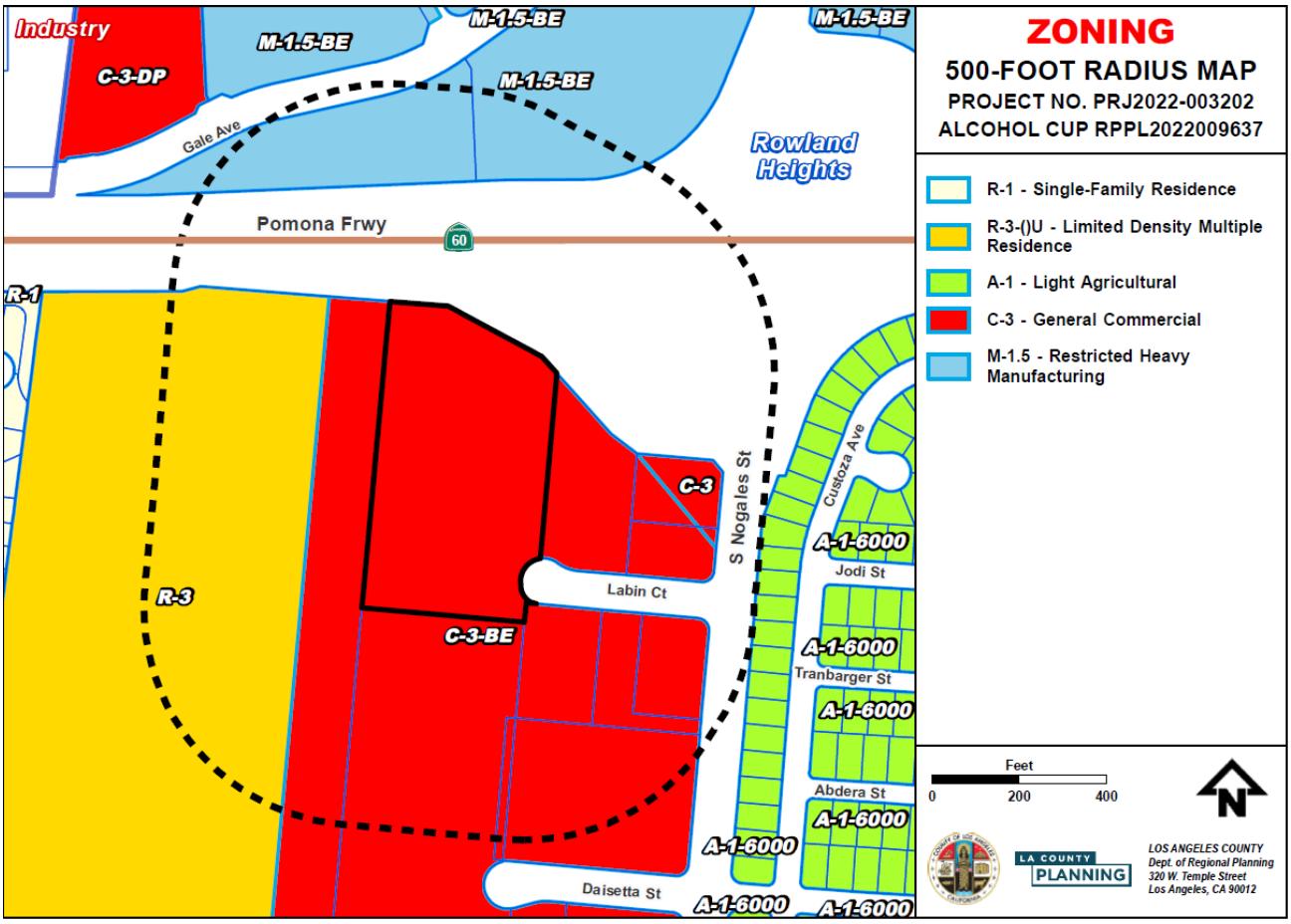
The applicant is requesting a CUP to authorize the continued operation of an existing 3,900-square foot billiards hall ("Era Billiards Club") with new on-site beer and wine sales located in a commercial shopping center in the C-3-BE Zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones).

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	C (Commercial)	C-3-BE	Shopping Center
NORTH	I (Industrial)	M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion)	SR-60 (Pomona) Freeway, Motel, Shopping Center
EAST	C, U2 (Urban 2 – 3.3 to 6.0 dwelling units per gross acre)	C-3-BE, C-3 (General Commercial), A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area)	Commercial, Single-Family Residences
SOUTH	C	C-3-BE	Golf Driving Range
WEST	U3 (Urban 3 – 6.1 to 12.0 dwelling units per gross acre)	R-3-12U (Limited Density Multiple Residence – 12 Dwelling Units per Acre)	Mobile Home Community


LAND USE POLICY
500-FOOT RADIUS MAP
PROJECT NO. PRJ2022-003202
ALCOHOL CUP RPPL2022009637
U2 - Urban 2 (3.3 to 6.0 du/ac)
U3 - Urban 3 (6.1 to 12.0 du/ac)
C - Commercial
I - Industrial
Industry
Gale Ave
I
Rowland Heights
Pomona Frwy
60
U3
C
Labin Ct
U2
Jodi St
Custoza Ave
Tranbarger St
Abdera St
S Nogales St
Daisetta St
Feet
0
200
400
N
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A1-10,000 (Light Agricultural – 10,000 square feet Minimum Required Lot Area)	5/25/1948
8841	C-3	5/11/1965
12143	C-3-BE	5/25/1980

B. Previous Cases

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

Plot Plan No. 201000980	Authorized the construction of a new four-level parking structure to provide a total of 618 parking spaces for the shopping center.	Approved 3/7/2012
CUP No. 201200087	To authorize the operation of a billiard hall.	Approved 09/3/2013
Plot Plan No. 201500292	Authorized for an updated parking plan with 386 on-surface parking spaces and 244 parking spaces within the parking structure, for a total of 630 parking spaces.	Approved 7/26/2016

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
Zoning Permit Enforcement No. 2022004547	Three mahjong tables observed in the billiards hall establishment which were an additional unpermitted land use.	Open 8/16/2022

ANALYSIS

A. Land Use Compatibility

The continued operation of a billiards hall at the subject property is compatible with nearby commercial and residential uses. The establishment is located in a large commercial shopping center with other typical commercial uses offering a variety of dining, shopping, and entertainment services. Billiards halls are a permitted use in the C-3 zone once a CUP is obtained. The billiards hall and shopping center are compatible with the location's C - Commercial designated land use in the Rowland Heights Community Plan ("Community Plan") and is consistent with the development standards prescribed in the Rowland Heights Community Standards District ("CSD"). The sale of beer and wine for on-site consumption is a permitted use in the C-3 zone once a CUP is obtained. Currently there are 14 other establishments within a 500-foot radius of the subject property that sell alcohol. All 14 establishments sell beer and wine for on-site consumption

B. Neighborhood Impact (Need/Convenience Assessment)

The continued operation of the billiards hall on the subject property is compatible with the surrounding neighborhood and provides a recreation and entertainment service to the community. The billiards hall is located within a large commercial shopping center which

is located adjacent to the 60 Pomona Freeway to the north, commercial uses to the east, a golf driving range to the south, and a mobile home community to the west. The shopping center provides the required setback buffer from the neighboring mobile home community as required by the CSD. This setback buffer, along with the location and orientation of the proposed use within the interior of the shopping center ensures that the use will not create a noise nuisance to the surrounding residences.

According to the California Department of Alcoholic Beverage Control ("ABC"), six licenses for alcohol sales for onsite consumption are allowed in the Census Tract where the Project Site is located (Census Tract Number 4082.13), while 29 such licenses are currently active. This indicates that the Project Site is located in an area where there is an overconcentration of alcohol sales as defined and determined by ABC. ABC also indicates that the Project Site is located in a High Crime Reporting District. However, the public convenience of allowing patrons of the subject billiards hall to enjoy beer and wine service while playing billiards outweighs this fact.

C. Design Compatibility

The continued operation of the billiards hall and proposed on-site beer and wine sales does not affect the physical design of the establishment nor of the shopping center. The establishment is located on the second floor of the shopping center and its entrance is oriented towards the shopping center's central courtyard.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The billiards hall is an existing facility and is not proposing any significant expansion to its operations. The proposal to serve beer and wine for on-site consumption is a complementary service to the establishment's primary use as a billiards hall. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, a scenic highway, nor a historical resource. There are

also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The County Sheriff's Department, in a letter dated January 5, 2023, recommended approval of the Project.
2. The County Department of Public Health, in a letter dated April 10, 2023, recommended approval of the Project with conditions.

B. Other Agency Comments and Recommendations

California State Department of Alcoholic Beverage Control ("ABC")

Statistical data from ABC report that the subject site is located in a high crime reporting district, defined by having a 20 percent greater number of reported crimes than the average number of reported crimes from all crime reporting districts within the jurisdiction of the local law enforcement agency. The subject property is located in Crime Reporting District #2931. The average number of offenses reported per district is 76.6 and the total number of crimes reported for District #2931 is 378.

The subject property lies within Census Tract 4082.13. There are currently 29 existing on-site alcohol license in this Census Tract and six licenses are normally allowed. Therefore, there is an undue concentration of on-site alcoholic beverage licenses existing within the Census Tract per ABC's statistics.

C. Public Comments

1. The Rowland Heights Community Coordinating Council, in a letter dated November 17, 2022, voted to approve the Project.
2. Staff has received a petition containing 56 signatures in support of the Project .

Report Reviewed By: _____
Maria Masis, AICP, Supervising Regional Planner

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

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	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

POOL HOUSE

18888 Labin Ct, #B 208 Rowland Heights, CA 91748

ACCESSIBILITY NOTE

TURNING SPACE
1. Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. §11B-304.3.1
2. T-Shaped turning spaces shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. §11B-304.3.2, Figure 11B-304.3.2
KNEE AND TOE CLEARANCE
1. For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. §11B-306.2.1
2. Toe clearance shall extend 19 inches maximum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. §11B-306.2.2
3. At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. §11B- 306.3.3, Figure 11B-306.3(c)
4. At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. §11B-306.3
DOORS, DOORWAYS, AND GATES
1. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. §11B-206.5
2. Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. §11B-404.1
3. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. §11B-404.2.3
4. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. §11B- 404.2.4.1
5. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2. §11B-404.2.4.2
6. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. §11B- 404.2.4.3
7. Thresholds, if provided at doorways, shall be ½ inch high maximum. Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. §11B- 404.2.5
8. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. §11B-404.2.7
9. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: §11B-404.2.9
a. Interior hinged doors and gates: 5 pounds maximum.
b. Sliding or folding doors: 5 pounds maximum.
c. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds.
d. Exterior hinged doors: 5 pounds maximum.
10. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. §11B-404.2.10
RAMPS
1. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-405.2
2. Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). §11B-405.3
3. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. §11B-405.4
4. The clear width of a ramp run shall be 48 inches minimum. §11B-405.5
5. The rise for any ramp run shall be 30 inches maximum. §11B-405.6
6. Ramps shall have landings at the top and the bottom of each ramp run. §11B-405.7
7. Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. §11B- 405.7.1
8. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. §11B- 405.7.2
9. Top landings shall be 60 inches wide minimum. §11B-405.7.2.1
10. The landing clear length shall be 60 inches long minimum. §11B-405.7.3
11. Bottom landings shall extend 72 inches minimum in the direction of ramp run. §11B-405.7.3.1
12. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. §11B-405.7.4
13. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. §11B-405.7.5
14, Ramp runs shall have compliant handrails per 11B-505 Handrails. §11B-405.8
15. Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs
and at each side of ramp landings. §11B-405.9 (See exceptions)
16. A curb, 2 inches high minimum, or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. §11B-405.9.2
17. Landings subject to wet conditions shall be designed to prevent the accumulation of water. §11B-405.10
CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS
1. Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.2.1
2. For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. §11B-406.2. Figure 11B-406.2.2
3. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.3.1, Figure 11B-406.3.2
4. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%). §11B-406.3.2
5. Blended transition ramps hall have a running slope not steeper than 1:20 (5%). §11B-406.4.1
6. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. §11B-406.5.1
7. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. §11B-406.5.2
8. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. §11B-406.5.3
9. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush. §11B-406.5.6
10. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. §11B-406.5.7
11. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. §11B-406.5.8
12. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. §11B-406.5.9
13. Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. §11B-406.5.12
14. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture. §11B-406.6, Figure 11B-406.6
GENERAL SITE AND BUILDING ELEMENTS
1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. §11B-208.1
2. Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required.

GENERAL NOTE

1. THE CONTRACTOR SHALL PROVIDE SAFE AND CONTINUOUS PASSAGE FOR LOCAL PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES.
2. SHOULD ANY OF THE EXISTING UTILITIES OR ANY OTHER FACILITIES CONFLICT WITH THE PROPOSED WORK AS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND AWAIT THE RELOCATION AND/OR ALTERNATE DESIGN.
3. THE CONTRACTOR SHALL SO CONDUCT HIS OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBSTRUCTION AND INCONVENIENCE TO THE PUBLIC, AND HE SHALL HAVE UNDER CONSTRUCTION NO GREATER LENGTH OR AMOUNT OF WORK THAN HE CAN EXECUTE PROPERLY WITH DUE REGARD TO THE RIGHTS OF THE PUBLIC.
4. CONVENIENT ACCESS T0 DRIVEWAYS AND BUILDINGS ALONG THE LINE OF WORK SHALL BE MAINTAINED, AND TEMPORARY CROSSINGS SHALL BE PROVIDED AND MAINTAINED IN GOOD CONDITIONS. NOT MORE THAN ONE CROSSING OR INTERSECTING STREET OR ROAD SHALL BE CLOSED AT ANY ONE TIME WITHOUT THE APPROVAL OF THE OWNER.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUCH FENCES, BARRIERS, DIRECTIONAL SIGNS. LIGHTS. AND FLAG MEN AS ARE NECESSARY TO GIVE ADEQUATE WARNING TO THE PUBLIC AT ALL TIMES OF ANY DANGEROUS CONDITIONS TO BE ENCOUNTERED AS A RESULT OF THE CONSTRUCTION WORK AND TO GIVE DIRECTIONS TO THE PUBLIC.
6. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID INJURY TO EXISTING IMPROVEMENTS OR FACILITIES. UTILITY FACILITIES, ADJACENT PROPERTY, AND TREES AND SHRUBBERY.CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ENTERING PROJECT SITE.
7. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, AND THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE AND FEDERAL LAWS, RULES, REGULATIONS, AND ORDERS RELATING TO SAFETY TO THE PUBLIC AND WORKERS.
8. ALL WORK RELATED TO ELECTRICAL SERVICE SHALL BE PERFORMED IN CONFORMANCE WITH THE GOVERNING POWER COMPANY REQUIREMENTS.
9. ALL WORK EMBODIED IN THESE PLANS SHALL BE DONE IN ACCORDANCE WITH - APPLICABLE PROVISIONS OF THE CURRENT GOVERNING BUILDING CODE.
10. THE ARCHITECT SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY REGULATIONS OF U.S. DEPARTMENT LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS" OR ANY OTHER GOVERNING AGENCY SAFETY REQUIREMENTS.
11. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITIES FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT HIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER THE ARCHITECT, AND THE ARCHITECTS CONSULTANTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT.
12. SITE ACCESSIBILITY REQUIREMENTS (CBC CHAPTER 11-B) WILL BE REVIEWED UNDER THE GRADING PLAN CHECK NUMBER.
13. ALL MATERIALS INSTALLED SHALL BE A MINIMUM OF CLASS III. INSULATION, PIPING, WIRING ETC. SHALL HAVE A MINIMUM FLAME SPREAD CLASS PER SECTION 707.
14. ALL HORIZONTAL DIMENSIONS ARE TAKEN FROM FACE OF STUD UNLESS OTHERWISE NOTED.
15. ALL STUDS ARE 2X6 UNLESS NOTED OTHERWISE.
16. PADS AT ROUGH GRADING WILL HAVE A MINIMUM SLOPE OF 1% TOWARDS THE STREET DESIGNED DRAINAGE OUTLET. REFER TO CIVIL DRAWINGS.
17. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING AND IRRIGATION SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS.
18. SECURE ENCROACHMENT PERMIT PER THE CITY'S REQUIREMENTS FOR CONSTRUCTION, GRADING AND OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT OF WAY.
19. SECURITY REQUIREMENTS FOR SWINGING DOORS SHALL COMPLY WITH THE CITY OF LOS ANGELES BUILDING CODE.
20. CONTRACTOR SHALL PROVIDE STEEL CERTIFICATIONS TO THE CITY GOVERNING AGENCY BUILDING DIVISION PRIOR TO INSTALLATION.
21. THE GENERAL CONTRACTOR SHALL FURNISH HYDRAULICALLY CALCULATED AUTOMATIC FIRE SPRINKLER SYSTEMS. CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND OBTAIN APPROVALS FROM THE INSURANCE SERVICE OFFICE, (I.R.I). BUILDINGS, FIRE DEPARTMENT AND OTHER REQUIRED GOVERNING AGENCIES PRIOR TO SUBMITTAL TO THE ARCHITECT FOR HIS REVIEW PRIOR TO ANY INSTALLATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE SYSTEM FROM CONNECTION TO SITE WATER MAIN TO INTERIOR OF BUILDING. REFER TO SPECIFICATIONS AND TO PLAN INDICATING BUILDINGS TO BE SPRINKLED ALL COSTS ASSOCIATED TO UPGRADE THE FIRE SPRINKLERED SYSTEM SHALL BE PAID BY THE CONTRACTOR. FIRE SPRINKLER DRAWINGS SHALL BE UNDER A DEFERRED SUBMITTAL.
22. THE FIRE SPRINKLER SERVICE MUST BE EQUIPPED AND INSTALLED PER FIRE DEPARTMENT SPECIFICATIONS AND DIRECTIONS. FIRE SPRINKLER CONTRACTOR SHALL CONTACT THE FIRE DEPARTMENT FOR WATER DESIGN SPECS. ON UNDERGROUND CONNECTION.

ENVIRONMENTAL HEALTH NOTES

The following Environmental Health notes are to be placed on your plans to assist in providing clear direction between those involved in the actual construction of a food facility including contractors and Environmental Health Specialists. These notes will encompass most food facilities but are not meant to be comprehensive for all food facilities or situations:
1. A concrete slab is provided for trash, garbage, and grease container. If walls enclose area, the interior wall surfaces will be smooth, sealed and washable (e.g., plastered smooth and painted, etc.).
2. All food-related and utensil-related equipment shall meet or be equivalent to sanitation standards established by an American National Standards Institute (ANSI) accredited program.
3. All floor mounted equipment will be installed on minimum 6" sanitary legs, castors, or completely sealed in position on a 4 " high curb with continuously coved base. Countertop equipment will be on 4-inch sanitary legs or sealed to the counter unless readily movable.
4. If soft drink, ice or other dispensers are self-service, or if refills are provided they must be push button types, or lever types where the lever contacts the container at least one inch below the rim.
5. Any openable windows vent openings or other similar openings must be provided with tight fitting screens of minimum 16-mesh to the inch. Windows to be fixed at food prep, utensil-washing, open food and utensil storage areas.
6. All exterior doors open outward and are self-closing and tight fitting.
7. Bi-fold, French, accordion style and roll-up doors cannot open into the food prep, utensil washing or unpackaged food service areas.
8. Toilet room and dressing room doors must be self-closing, tight fitting.
9. Delivery doors to have air curtain fans that span the width over the door. The fan must activate via a microswitch providing a minimum velocity of 1600 fpm measured 3 feet above the ground.
10. A minimum of 10 foot-candles of light measured 30" off floor is provided in walk-in refrigerated storage and dry storage rooms and at least 20-foot candles is provided where food is provided for consumer self-service, where fresh produce or prepackaged foods are sold or offered for consumption; inside equipment such as reach-in and under-counter refrigerators; in areas used for handwashing, warewashing, equipment and utensil storage, and in toilet rooms.
11. A minimum of 50 foot-candles of light measured 30" off floor is provided when working with food or working with utensils or equipment such as knives, slicers, grinders, or saws where employee safety is a factor and in all areas during periods of cleaning.
12. Shattershields for all lights above food preparation, work, and storage areas will be provided.
13. All warewashing sinks to have 3 compartments that are a minimum size of at least 18"x18"x12" deep (or 16"x20"x12" deep) with a minimum 18" drainboard at each end. If against a wall, it must have an 8" integral backsplash. However, it must be capable of accommodating the largest utensil to be washed. A warewashing machine does not substitute for the sink requirement.
14. Sinks to have spout(s) capable of reaching each compartment.
15. Food prep sink compartment(s) to be at least 18"x18"x12" deep (or 16"x20"x12" deep) with a minimum 18" drainboard. Separate food prep sinks to be provided for meats and produce.
16. The 3 or 4 compartment bar sink to be at least 12"x12"x10" deep (or 10"x14"x10" deep) with a minimum 18" drainboard at each end.
17. A separate wet waste dump fixture shall be provided for disposal of drink or waste ice or coffee waste.
18. Each handwashing sink must have permanently mounted single-service soap and paper towel dispensers.
19. The hot water heater will be a commercial type capable of constantly supplying hot water at a temperature of 120ºF to all sinks. In sizing the water heater, the peak hourly demand for all sinks, etc., are added together to determine the minimum required recovery rate.
20. All lavatories or hand sinks will have a combination faucet or premixing faucet capable of supplying water tempered to 100ºF. Self-closing or metered faucet to provide at least 15 seconds of water without reactivation.
21. All plumbing, electrical and gas lines shall be concealed within the building structure to as great an extent as possible. All exposed conduits, plumbing, etc. shall be installed at least 6" off floor and 3/4" from walls using standoff brackets.
22. Conduits, plumbing or piping cannot be installed across any aisle way, traffic area or door opening.
23. Multiple runs or clusters of conduit or pipelines shall be furred in or encased in an approved sealed enclosure.
24. All liquid waste shall be drained by means of indirect waste pipes into a floor sink. Floor sinks are to be installed flush with the finished floor surface and have suitable easily removable safety cover grates.
25. Floor sink to be 50% exposed when no access is provided for cleaning or be in line with the front face of elevated freestanding equipment.
26. Approved backflow prevention devices shall be properly installed upstream of any potential hazard between the potable water supply and a source of contamination. Hoses shall not be attached to a faucet or hose bibb unless an approved backflow preventer is provided.
27. Water supply to carbonators shall be protected by an approved reduced pressure principle backflow preventer. The relief valve shall drain indirectly to sewer with a legal air gap.
28. For cleaning floor mats, the janitorial sink to be a minimum 24" by 36" floor-mounted type. Mops shall be placed in a position that allows them to air-dry without soiling walls, equipment, or supplies.
29. The janitorial sink faucet will have a threaded outer lip for hose attachment and an approved backflow prevention device. No chemical dispensing systems or shutoff valves to be attached to mop sink faucet outlet (unless a "sidekick" plumbing device is installed).
30. No condensate or wastewater including HVAC will drain into the janitorial sink.
31. Grease trap to be located outside the food service activity area, flush with the finished floor when indoors. Local wastewater district or building department to be contacted for grease removal requirements.
32. Floor drains shall be installed in floors that are water-flushed for cleaning and in areas where pressure spray methods for cleaning equipment are used, in restrooms, janitorial rooms, sculleries, and at bars with warewashing. Floor surfaces in areas pursuant to this shall be sloped 1:50 to the floor drains.
33. Adequate ventilation is to be provided to all toilet rooms, janitor closets with mop sinks, and indoor trash rooms and in dressing/change room(s).
34. The floor finish will have a smooth surface under all equipment and walkways will have a light texture only.
35. The paint used on walls and ceilings of all kitchen, food preparation, work, and storage areas will be a gloss or semi-gloss enamel. Finish material shall be a light color in food prep areas for easy cleaning.
36. Prior to installation, samples of finishes to be submitted to Environmental Health for approval as needed.
37. Cold storage rooms shall be provided with a section of shelving installed to hold shallow cool down pans -not to exceed 4" in height. Space between shelving to be at least 8" high.
38. Backup dry storage shelving shall be a minimum of 96 linear feet (measured with tiers) or 25% of kitchen, food prep, and work areas, whichever is greater. Shelving shall be at least 18 inches deep and start a minimum six inches off the floor surface.
39. Shelving over wet areas (sinks, mop sinks etc.) and food prep surfaces will be metal.
40. All seams, gaps, openings to be properly sealed.

PROJECT DESCRIPTION

TYPE OF CONSTRUCTION: TYPE V-B

APN: 8761- 011 - 020

ZONING: C3
1. BUILDING STORIES : 2

2. FIRE SPRINKLER: YES

3. REQUIRENT 1 EXIT, PROVIDE 1EXIT

4. OCCUPANCY TYPE: A-3
TOTAL AREA: 3900 S.F

APPLICABLE CODE

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

PAGE INDEX

T-0 TITLE SHEET
T-1 SITE PLAN
GC-1 CAL GREEN
GC-2 CAL GREEN
GC-3 CAL GREEN
A-1 FLOOR PLAN
A-2 PROPOSED FLOOR PLAN

SCOPE OF WORK

EXISTING POOL HOUSE CONDITIONAL USE APPLICATION
AREA: 3,900 S.F

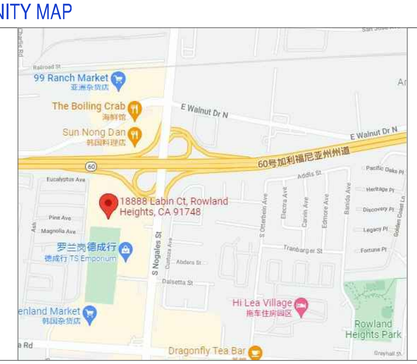
NOTE: NO CONSTRUCTION PERFORM IN THIS PROJECT.

SEPARATE PERMIT

1. SIGN PROGRAM IS UNDER A SEPARATE SUBMITTAL BY BUILDING DEPT.

2. FIRE SPRINKLER SYSTEM IS UNDER SEPARATE SUBMITTAL AND APPROVAL BY THE FIRE DEPT.

VICINITY MAP



CONTACT INFO

ARCHITECTURAL SERVICE: TOP-ARC GROUP
CONTACT: STEVEN CHEN
ADDRESS: 1140 CENTRE DR, SUITE E, WALNUT, CA 91789
P: 626-226-3939 E: YAOLONG0221@YAHOO.COM

FIRE DEPARTMENT NOTES

1. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
2. EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH CBC2019 SECTION 1005
4. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL.
5. EXIT SIGN SHALL BE PER CBC 2019
6. FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE INSPECTOR.
7. BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
8. COMMERCIAL DUMPSTER OR CONTAINERS WITH AN INDIVIDUAL CAPACITY ON 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTER ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
9. AN APPROVAL FIXED FIRE EXTINGUISHES SYSTEM FOR THE KITCHEN HOOD, DUCTS AND COOKING SURFACES SHALL BE HANDLED BY THE LICENSED FIRE PROTECTION CO. TO BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.
10. THE LICENSED FIRE PROTECTION CO. IS RESPONSIBLE FOR THE U.L. APPROVAL SYSTEM NUMBER, THE SUBMISSION U.L. APPROVAL SCHEMATIC DRAWING TO AREA INSPECTION UNIT.
11. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH CBC2019 TABLE 803.5
12. ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIALS SHALL COMPLY WITH FIRE CODE CHAPTER 11
13. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 4 INCHES HIGH, 1 INCH WIDE WITH A 1/2 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. CFC 505.1
14. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE.

CONTRACTOR NOTES

1.BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE PLANS PERTAINING TO THIS WORK, CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF AS TO ALL CONDITIONS AND LIMITATIONS APPLYING TO THIS WORK HE SHALL ESTIMATE AND INCLUDE IN HIS BID A SUM SUFFICIENT TO COVER THE COST OF ALL LABOR AND MATERIALS TO ACCOMPLISH THE INTENT OF THESE PLANS.
2. THE CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED BY THE Governing AUTHORITIES FOR CONSTRUCTION.
3. ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS SHALL BE DONE BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROCURE IN THE OWNER'S NAME, AND CHARGES FOR INSTALLATION OF THE WATER AND GAS METERS AND ALL PIPING FROM MAIN TO SAID METERS.
5. THE CONTRACTOR SHALL SENT PROPER NOTICES. MAKE ALL NECESSARY ARRANGEMENTS AND PERFORM ALL SERVICES REQUIRED IN THE MAINTENANCE OF ALL PUBLIC UTILITIES
6. THE CONTRACTOR SHALL REQUIRE SUCH COOPERATION OF THE VARIOUS TRADES AS WILL BE NECESSARY TO COMPLETE EACH AND EVERY PART OF THE WORK. EVEN
THROUGHOUT SPECIFICALLY INDICATED. NOTED OR DETAILED ON THE DRAWINGS
OR SPECIFICATIONS.
7. DIMENSIONS AND CONDITIONS AT THE JOBSITE SHALL BE VERIFIED BY(THE CONTRACTORS. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS OR CODE REQUIREMENTS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED By THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK

TAG
TOP-ARC GROUP
ARCHITECTURAL DESIGN FIRM
PHONE: (626) 226-3939
EMAIL: YAOLONG0221@YAHOO.COM

PROJECT TITLE / ADDRESS
POOL HOUSE
18888 Labin Ct, #B 208
Rowland Heights, CA 91748

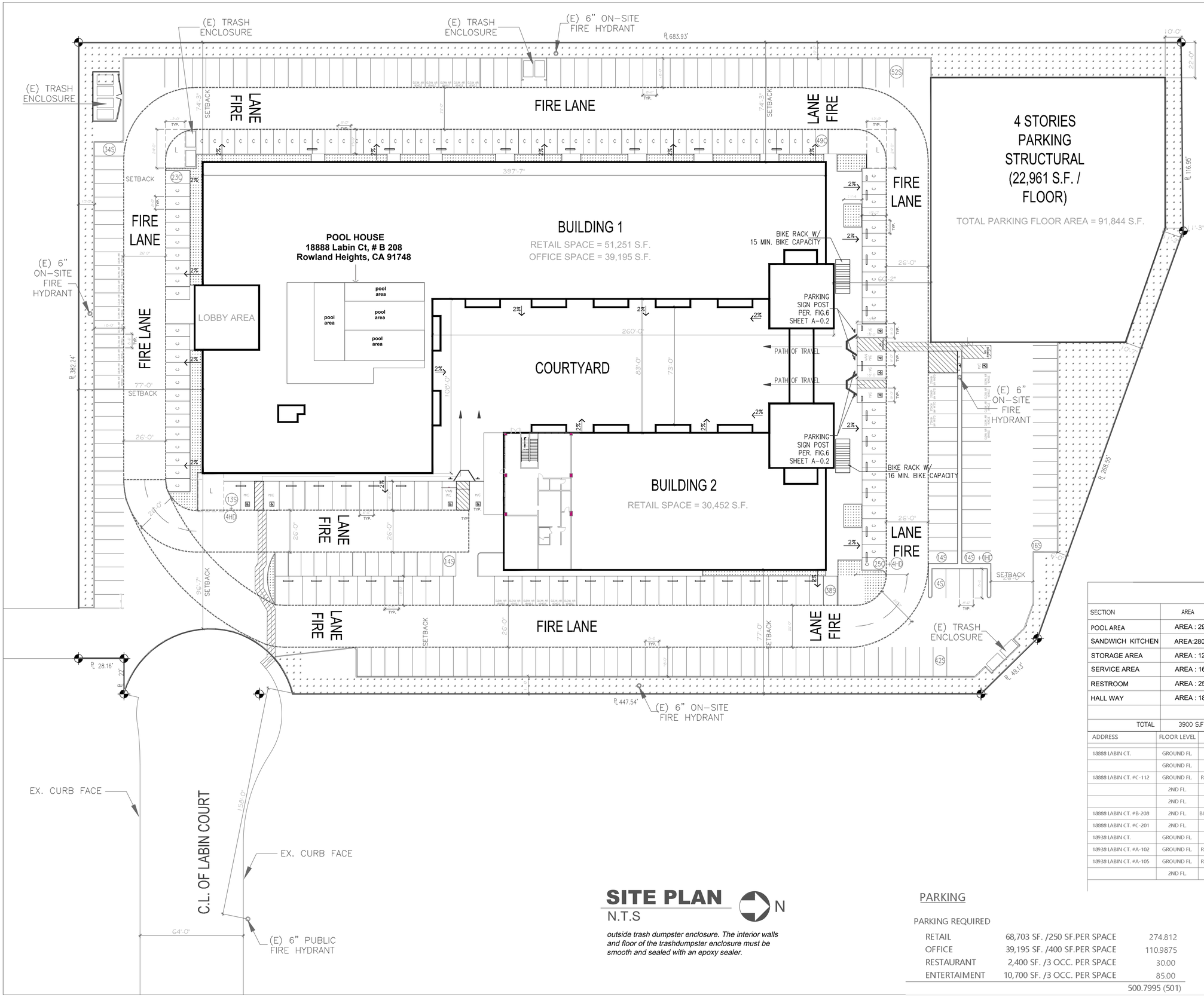
DRAWING TITLE
TITLE SHEET

REGISTERED PROFESSIONAL ENGINEER
LET ZHANG
NO. 89369
Exp.12/31/22
CIVIL
STATE OF CALIFORNIA

REVISIONS

DATE	NO. △

DATE:
DRAWN BY: S.C.
SCALE: AS NOTED
SHEET NO.
T-0



SITE PLAN

N.T.S

N

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

SCALE N.T.S 5

SECTION	AREA
POOL AREA	AREA : 2900 S.F
SANDWICH KITCHEN	AREA:280 S.F
STORAGE AREA	AREA : 120 S.F
SERVICE AREA	AREA : 167S.F
RESTROOM	AREA : 250 S.F
HALL WAY	AREA : 183 S.F
TOTAL	3900 S.F

ADDRESS	FLOOR LEVEL	USE	FLOOR AREA	PARK'G RQM'T	REQ'D STALLS	REMARK
18888 LABIN CT.	GROUND FL.	OFFICE	20,344 SQFT	1 STL./400	50.86	
	GROUND FL.	RETAIL	24,696 SQFT	1 STL./250	98.784	
18888 LABIN CT. #C-112	GROUND FL.	RESTAURANT	800 SQFT	15 OCC.	10.00	RPP T201200748
	2ND FL.	OFFICE	18,851 SQFT	1 STL./400	47.1275	
	2ND FL.	RETAIL	15,155 SQFT	1STL./250	60.62	
18888 LABIN CT. #B-208	2ND FL.	BILLIARD HALL	3,900 SQFT	62 OCC.	21.000	RCUP T20120087
18888 LABIN CT. #C-201	2ND FL.	KARAOKE	7,180 SQFT	233 OCC.	77.000	RCUP T20120073
18938 LABIN CT.	GROUND FL.	RETAIL	13,408 SQFT	1 STL./250	53.632	
18938 LABIN CT. #A-102	GROUND FL.	RESTAURANT	800 SQFT	15 OCC.	10.00	RPP T201200617
18938 LABIN CT. #A-105	GROUND FL.	RESTAURANT	800 SQFT	15 OCC.	10.00	RPP T201200747
	2ND FL.	RETAIL	15,444 SQFT	1 STL./250	61.776	
		TOTAL	120,998 SQFT	TOTAL REQ'D PARK'G	487.7995	

PARKING

PARKING REQUIRED

RETAIL	68,703 SF. /250 SF.PER SPACE	274.812
OFFICE	39,195 SF. /400 SF.PER SPACE	110.9875
RESTAURANT	2,400 SF. /3 OCC. PER SPACE	30.00
ENTERTAIMENT	10,700 SF. /3 OCC. PER SPACE	85.00
		500.7995 (501)

TOTAL PARKING PROVIDED

STANDARD	407
COMPACT (MAX. 40%)	196 (32%)
HANDICAP (MIN. 2%)	13
	616 > 501 (OK)

TAG

TOP-ARC GROUP
ARCHITECTURAL DESIGN FIRM
PHONE: (626) 226-3939
EMAIL: YAOLONG0221@YAHOO.COM

PROJECT TITLE / ADDRESS

POOL HOUSE
18888 Labin Ct, #B 208
Rowland Heights, CA 91748

DRAWING TITLE

SITE PLAN

REGISTERED PROFESSIONAL ENGINEER LET' ZHANG NO. 89369 Exp.12/31/22 CIVIL STATE OF CALIFORNIA

REVISIONS

DATE	NO.

DATE:

DRAWN BY: S.C.

SCALE: AS NOTED

SHEET NO.

T-1

ROOM FINISH SCHEDULE

SCALE 1/2" =1'-0" (1)

ITEM / ROOM	FLOOR						BASE			WALL							CEILING					
	QUARRY TILE SMOOTH	EPOXY SEAL ON CONC.	SHEET VINYL 1 PC W/BASE	CARPET	CER. TILE	S. STEEL	SEALED CONC. SMOOTH	4" OR 6" HIGH VINYL BASE	6" CER. TILE W/ 3/8 R. WHITE COLOR COVED	QUARRY TILE , 6" HI. W/ 3/8" R. COVED	6" CER TILE	6" HIGH SHEET METAL	CONTINUE WITH 3/8" RAD.	DRY WALL (Gypsum Bd.) USE WRSB IN TOILET 4'-0" MIN. FRT	HIGH GLOSS ENAMEL PAINT, LIGHT COLOR	WASHABLE, SMOOTH	FLAT PAINT	RESISTANT WALL 8'-0" HIGH, FRP	METAL, CALV. PANEL	RESISTANT WALL 4'-0" HIGH, CER TILE	RESISTANT WALL 8'-0" HIGH, STAINLESS STEEL	DRY WALL CEILING	HIGH GLOSS ENAMEL PAINT, LIGHT COLOR	WASHABLE, SMOOTH	TUSCTOPSHM,WHITE VINYL	T1 BAR CEILING PANEL SMOOTH	OPEN CEILING	METAL, CALV. PANEL
KITCHEN	○										○				○	○	○		○					○	○	○		
WAITING AREA					○						○			○	○	○												○
ENTERTAINMENT ROOM					○						○			○			○					○	○	○				
RESTROOM					○						○		○	○	○	○				○		○	○	○				
STORAGE					○						○				○	○	○								○	○		

FLAME SPREAD CLASSIFICATION

SCALE 1/2" =1'-0" (2)

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929m2. *NP = Not permitted [SFM]*

a. Class C interior finish materials shall be permitted for wainscotting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.11.1.
b. In exit enclosures of buildings less than three stories above grade plane of other than Group 1-3, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted.
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d. Lobby areas in Group A-4, A-2 and A-3 occupancies shall not be less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.
f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.
g. Class B material is required where the building exceeds two stories.
h. Class C interior finish materials shall be permitted in administrative spaces. i. Class C interior finish materials shall be permitted in rooms with a capacity of four persons or less.
j. Class B materials shall be permitted as wainscotting extending not more than 48 inches above the finished floor in corridors. k. Finish materials as provided for in other sections of this code.
l. Applies when the exit enclosures, exit passageways, corridors or rooms and enclosed spaces are protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

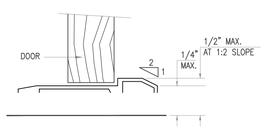
. INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH BUILDING CODE 803 AND TABLE 803.9

CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED INDEX 0-450. ◄ USE THIS

CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED INDEX 0-450.

CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED INDEX 0-450.

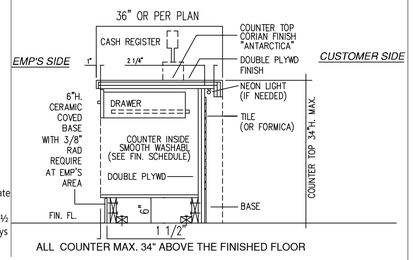
METAL THRESHOLD



a) CBC 11 B-404.2.9: Maximum effort to operate doors_including sliding doors: "Maximum effort to operate doors shall not exceed 5 pounds. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds. (CBC 11 B-404.2.9)
b) CBC 11 B-404.2.5: Thresholds, if provided at doorways, shall be ½ inch high maximum. Raised thresholds and changes in level at doorways shall comply with Sections 11 B-302 and 11 B-303.

COUNTER SECTION DETAIL

SCALE N.T.S (3)



ALL COUNTER MAX. 34" ABOVE THE FINISHED FLOOR

DOORS SCHEDULE

SCALE N.T.S (4)

DR. TYPE/SIZE	DESCRIPTION	FRAME	REMARKS		SYMOBLE
A) 6'-0"X6'-8"	ALUM/TEMP. GLASS	GLASS	32" CLR. DR.,SELF-CLOSING.	DOOR WITH INSTALLED PANIC HARDWARE TO SWING IN THE DIRECTION OF EGRESS TRAVEL.	D1 EX
B) 36"X6'-8"	WOOD, PAINT		32" CLR. DR., SELF-CLOSING.		D2 EX
C) 36"X6'-8"	WOOD, PAINT		32" CLR. DR., SELF-CLOSING.		D3 NEW

OCCUPANCY LOAD CACULATION

SCALE N.T.S (5)

SECTION	AREA	OCCUPANCY LOAD
POOL AREA	AREA : 2900 S.F	O.L =2900/50=58
SANDWICH KITCHEN	AREA:280 S.F	O.L=280/100=2
STORAGE AREA	AREA : 120 S.F	O.L =120/300= 1
SERVICE AREA	AREA : 167S.F	O.L =167/100= 1
RESTROOM	AREA : 250 S.F	
HALL WAY	AREA : 183 S.F	
TOTAL	3900 S.F	62 PERSONS

REMARK

FINISH SCHEDULE NOTES:

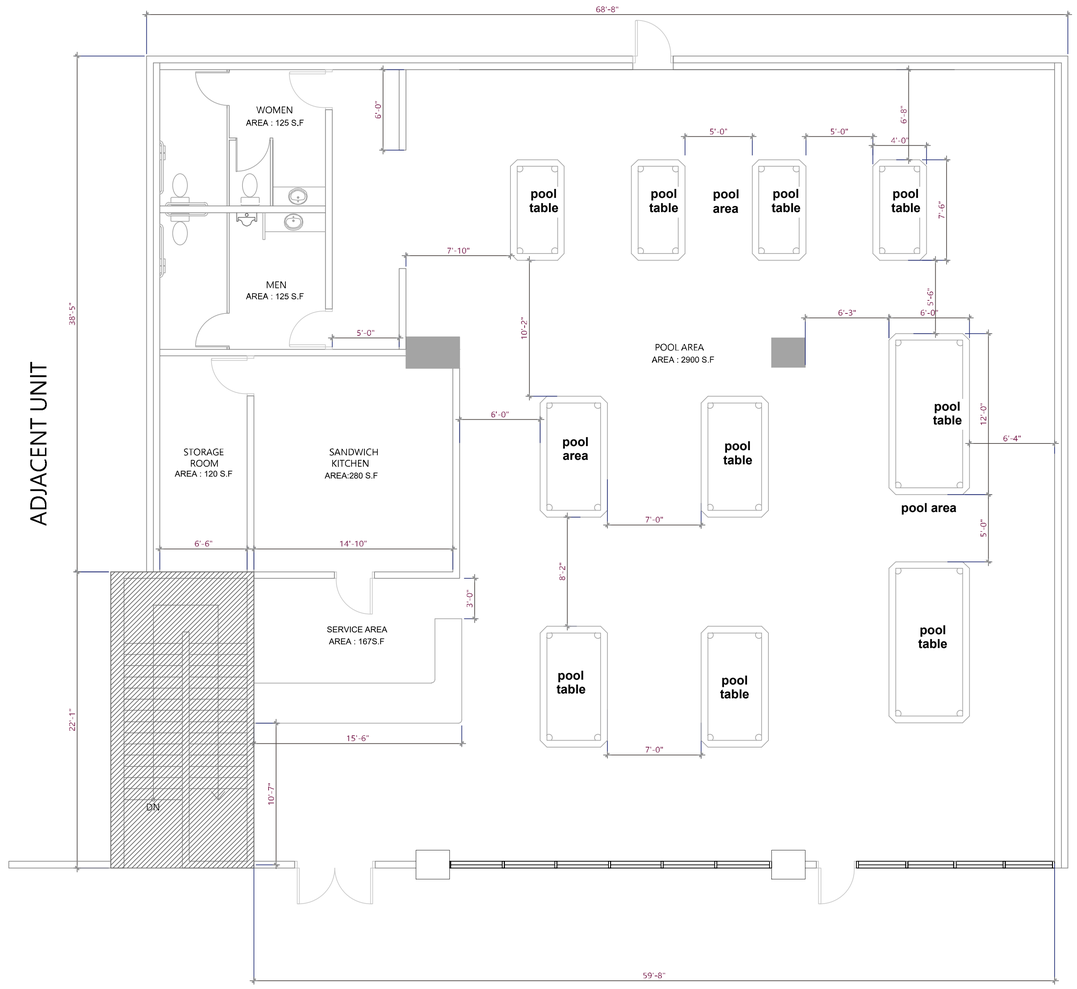
1) Wall and ceilings in all areas except dining area shall be durable,Smooth, and nonabsorbent, with a light colored (light colored isdefined as having a light reflectance value of 70%or greater.), easily cleanable, washable finish.
2) All counter surface including underside to be durable, smooth,nonabsorbent easily cleanable and washable finish (may requirestainless stee or NSF approval high pressure laminate).
3) Flooring under equipment and at the base coves shall be completely smooth. floor surfaces which contain slip resistant agents shall be restricted to traffic areas only.
4) All equipment shall be either easily movable (ie., on casters),min. 6 inch rounded metal legs, or sealed to min. 2 inch solidmasonry island With min. three-eighths inch coved radius.
5) Floor Smooth Conc. must be Top-set type ceramic coved base.
6) Water resistant walls (i.e., FRP, stainless steel, ceramic tile ",)are reQuired behind all sinks and dishwashers. material to be min. 8 ft. high for CITY,
7) A min. 20-foot candles of light measured 30" A.F.F. in kitchen,utensil washing area, service area, though out facility for duringgeneral cleaning up activity.
8) A min. 10-foot candles of light measured 30" A.F.F. in restroomand storage rooms.

MATERIALS NOTES:

CEILING PANEL -- The following ceiling panels are approved.
Armstrong #870 Mina Board ML (Mtl laminate non-perforated)
Armstrong #1721 or #884 Mylar Fire Guard (non-perforated)
Domtar Gypsum #3270 White Vinyl facing panel
U.S. Gypsum #3270 Vinyl Rock
U.S. Gypsum #56091 Environgard with clean room facing

FLOOR COVERING -- The following are approved.
Tiles -- American Olean; Dal Tiles
Topset Ceramic Coved Base -- B&W Tile Co. #S-36191; OTW Inc. #S-3619T
Sheet vinyl -- Armstrong "Classic Corlon" (86000 Series);
Armstrong "Custom Corlon" (86000 Series);
Tarkett "Expression Optima" (05800 Series)
Concrete Sealer -- Ameritone #7101, Aque Mix Choice 15

ALL FINISHES SHALL COMPLY WITH TABLE 803.5, CBC.
TO SUBMIT SHOP DRAWINGS AND FOAM PANEL SPECS OF WALK IN COOLER AND FREEZER TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.



(TENANT IMPROVEMENT ONLY)

PROPOSED FLOOR PLAN A

SCALE: 3/16"=1'-0"

NORTH

TAG

TOP-ARC GROUP
ARCHITECTURAL DESIGN FIRM
PHONE: (626) 226-3939
EMAIL: YAOLONG0221@YAHOO.COM

PROJECT TITLE / ADDRESS

POOL HOUSE
18888 Labin Ct, #B 208
Rowland Heights, CA 91748

DRAWING TITLE

PROPOSED FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER LEI ZHANG NO. 89369 Exp.12/31/22 CIVIL STATE OF CALIFORNIA

REVISIONS

DATE	NO. △

DATE:

DRAWN BY: S.C.

SCALE: AS NOTED

SHEET NO.

A-1

PROJECT NUMBER	HEARING DATE
PRJ2022-003202-(1)	June 20, 2023

REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2022009637

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Rowland Ranch Pearl of the East / Bobby Liu	(No information available)

PROJECT OVERVIEW

The applicant is requesting a conditional use permit ("CUP") to authorize the continued operation of an existing billiards hall ("Era Billiards Club") with new on-site beer and wine sales located in a commercial shopping center in the C-3-BE (General Commercial – Billboard Exclusion) Zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones).

LOCATION	ACCESS
18888 Labin Court, B208, Rowland Heights	via Labin Court
ASSESSORS PARCEL NUMBER(S)	**SITE AREA**
8761-011-020	6.01 Acres
GENERAL PLAN / LOCAL PLAN	**ZONED DISTRICT**
Rowland Heights Community Plan	Puente
LAND USE DESIGNATION	**ZONE**
C - Commercial	C-3-BE (General Commercial - Billboard Exclusion)

PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
N/A	N/A	Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and the Rowland Heights Community 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)
  - Chapter 22.332 (Rowland Heights CSD Requirements)
  - Section 22.20.040 (Development Standards for Commercial Zones)
  - Section 22.140.030 (Alcoholic Beverage Sales)

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

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. PRJ2022-003202-(1)
CONDITIONAL USE PERMIT NO. RPPL2022009637

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 No. **RPPL2022009637** ("CUP") on June 20, 2023.

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENT REQUESTED.** The permittee, Bobby Liu ("permittee"), requests the CUP to authorize the continued operation of an existing 3,900-square foot billiards hall with new sale of beer and wine for on-site consumption ("Project") located in a commercial shopping center on a property located at 18888 Labin Court, Unit B-208 in the unincorporated community of Rowland Heights ("Project Site") in the C-3-BE (General Commercial - Billboard Exclusion) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030 C (Land Use Regulations for Commercial Zones).

4. **PREVIOUS ENTITLEMENT(S).** CUP No. 201200087 authorized the operation of a new billiards hall. For the shopping center itself, Plot Plan No. 200800405, approved July 23, 2009, authorized the construction of the shopping center. Plot Plan No. 201000980, approved March 7, 2012, authorized the construction of a new four-level parking structure to provide a total of 618 parking spaces. Plot Plan No. 201500292, approved July 26, 2016, authorized an updated parking plan with 386 surface parking spaces and 244 parking spaces within the parking structure, for a total of 630 parking spaces.

5. **LAND USE DESIGNATION.** The Project Site is located within the C (Commercial) land use category of the Rowland Heights Community Plan ("Community Plan") Land Use Policy Map, a component of the General Plan.

6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned C-3-BE. Pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones), a CUP is required for the operation of a billiards hall and on-site beer and wine sales.

7. **SURROUNDING LAND USES AND ZONING**

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	I (Industrial)	M-1.5-BE (Restricted Heavy Manufacturing - Billboard Exclusion)	SR-60 (Pomona) Freeway, Motel, Shopping Center
EAST	C, U2 (Urban 2 - 3.3 to 6.0 dwelling units per gross acre)	C-3-BE, C-3 (General Commercial), A-1-6,000 (Light Agricultural - 6,000 square feet Minimum Lot Area)	Commercial, Single-Family Residences
SOUTH	C	C-3-BE	Golf Driving Range
WEST	U3 (Urban 3 - 6.1 to 12.0 dwelling units per gross acre)	R-3-12U (Limited Density Multiple Residence - 12 Dwelling Units per Acre)	Mobile Home Community

8. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site is 6.01 acres in size and consists of one legal lot. The Project Site is irregular in shape with flat topography and is developed with a shopping center.

B. Site Access
The Project Site is accessible via Labin Court to the east. Primary access to the Project Site will be via an entrance/exit on Labin Court.

C. Site Plan
The site plan depicts the Project Site located in a 3,900-square foot tenant space on the second floor of a multi-tenant shopping center. The entrance to the establishment is oriented towards the shopping center's interior central courtyard. Vehicular access to the property is via a driveway off of Labin Court. The floor plan depicts the establishment's interior layout including ten (10) pool tables, a kitchen area, a storage room, and restrooms.

D. Parking
The Project Site provides a total of 630 parking spaces (386 surface parking spaces and 244 parking spaces within the parking structure) as approved under Plot Plan No. 201500292. Entertainment uses require three parking spaces per 3 occupants. The Project proposes one additional pool table (ten pool tables total) than what was previously approved under CUP No. 201200087. The County Department of Public

Works Building and Safety Division ("Building and Safety") confirmed that the additional pool table reduces the establishment's occupancy level and parking requirements to less than the previous CUP's occupancy load of 62 persons and 21 required parking spaces. Building and Safety also determined that an updated occupancy load calculation was not necessary if the occupancy load was being reduced. The shopping center's existing 630 parking spaces provided the previously required 21 parking spaces and will accommodate the establishment's new reduced parking requirements.

9. **CEQA DETERMINATION.**
Prior to the Hearing Officer's public hearing on the Project, County Regional Planning ("LA County Planning") staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation of an existing billiards hall and is proposing no new physical expansion nor a significant change to their operations. The proposal to serve beer and wine for on-site consumption is a complementary service to the establishment's primary use as a billiards hall. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, a scenic highway, nor a historical resource. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

10. **COMMUNITY OUTREACH.** In May 2023, prior to the Hearing Officer's public hearing on the Project, the permittee collected a petition containing 56 signatures from local businesses who support the Project. The local businesses that were solicited are located on the west side of Nogales Street from Labin Court to Colima Road.

11. **PUBLIC COMMENTS.**

Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received a petition containing 56 signatures in support of the Project.

Rowland Heights Community Coordinating Council
The Rowland Heights Community Coordinating Council, in a letter dated November 17, 2022, voted to approve the Project.

12. **AGENCY RECOMMENDATIONS.**

A. County Sheriff's Department: Recommended approval in a letter dated January 5, 2023.

B. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated April 10, 2023.

13. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to Sections 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*, *La Opinion*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 18, 2023, a total of 21 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the C - Commercial land use designation is intended for retail commercial, service, and office uses, categories into which this Project falls. The Hearing Officer further finds that the Project promotes commercial recreational activities that are compatible with the commercial shopping center where the establishment is located.

15. **GOALS AND POLICIES.** The Hearing Officer finds that:

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

- *(Policy LU 5.2) Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

  The Project allows for the continued operation of a billiards hall providing a distinctive commercial recreational activity for playing pool and other billiards games in the neighborhood.

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

- *(Policy 8.f) New commercial uses shall be sensitive to neighboring uses.*

  The project has been evaluated to minimize impacts to any neighboring uses adjacent to the shopping center property. The entrance to the business is oriented towards the central courtyard of the property and does not face any neighboring properties. The Project's draft conditions will limit the hours of operation to up to 12:00 a.m. (midnight), seven days a week and no noise associated from the establishment shall be audible from the nearest residential uses to the west

- *(Policy 8.g) All businesses in a center (three establishments or more) should present a general harmony of facades.*

  The establishment's façade and signage are compatible with the shopping center's signage and façades.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3 zoning classification as billiards and pool halls are permitted in such zone with a CUP pursuant to County Code Section 22.20.030.C (Land Use Regulations for Commercial Zones).

17. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.060 (On-Site Parking). Entertainment uses require three parking spaces per 3 occupants. The Project had a previously approved occupancy load of 62 persons requiring 21 parking spaces under CUP No. 201200087. The Project proposes one additional pool table (ten pool tables total) than CUP No. 201200087. Building and Safety confirmed that the additional pool table reduces the establishment's occupancy level and parking requirements to less than the previous CUP's occupancy load of 62 persons and 21 required parking spaces. Building and Safety also determined that an updated occupancy load calculation was not necessary if the occupancy load was being reduced. The shopping center's existing 630 parking spaces provided the previously required 21 parking spaces and will accommodate the establishment's new reduced parking requirements.

18. **ROWLAND HEIGHTS COMMUNITY STANDARDS DISTRICT ("CSD").** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.332 (Rowland Heights Community Standards District). The existing shopping center was approved under Plot Plan no. 200800405 and abides to the CSD development standards. The Project does not propose any physical alterations to the existing shopping center. The shopping center's freestanding signs and business signs abide to the required CSD standards of area and height. The shopping center abides to all required minimum setbacks and the Project does not alter existing setbacks. The Project does not interfere with required landscaping. The Project does not propose any new structures and does not require new setbacks to buffer the Project from any nearby residential zones. The Project does not add any additional height to the existing shopping center structure.

CONDITIONAL USE PERMIT FINDINGS

19. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is located in a large, multi-tenant shopping center which serves as a commercial retail, restaurant, and entertainment hub for the community. The subject establishment itself is located within the shopping center with its front entrance facing the center's interior courtyard and away from neighboring properties. The establishment's location within the shopping center, along with the CUP conditions, will ensure that the Project will not have an adverse effect on neighboring properties.

20. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The shopping center was constructed in compliance with the development standards prescribed under Title 22 of the County Code as approved under Plot Plan no. 200800405 and as approved under the shopping center's four-level parking structure under Plot Plan no. 201000980 and subsequent parking plan update approved under Plot Plan no. 201500292. The Project's size and shape can be accommodated by the existing shopping center and the Project's 78 required parking spaces can be accommodated by the property's existing 630 parking spaces.

21. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project site and shopping center are served by existing public streets and utilities, including electricity, gas, water, and sewer. Nogales Street, a 100-foot-wide major highway, serves the Project Site off of Labin Court.

SUPPLEMENTAL FINDINGS - ALCOHOLIC BEVERAGE SALES

22. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** The Project Site is not located within a 600-foot radius of any of these sensitive uses.

23. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The establishment's entrance is oriented towards the center's central courtyard and faces away from the adjacent mobile home park community to the west.

24. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The sale of alcoholic beverages for on-site consumption is a typical and ancillary service for a billiards hall business.

25. **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 scope does not include any proposed changes to the existing exterior appearance of the establishment.

26. **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. The Project will allow the continued operation of an existing billiards hall business with new on-site beer and wine service to enhance the recreational experience for customers. According to California Department of Alcoholic Beverage Control ("ABC"), six licenses for alcohol sales for onsite consumption are allowed in the Census Tract where the Project Site is located (Census Tract Number 4082.13), while 29 such licenses are currently active. This indicates that the Project Site is located in an area with an overconcentration of alcohol sales as defined and determined by ABC. ABC further indicates that the Project Site is located in a High Crime Reporting District. However, the public convenience of allowing patrons of the subject billiards hall to enjoy beer and wine service while playing billiards outweighs this fact .

27. 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.

ENVIRONMENTAL FINDINGS

28. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project involved the continued operation of an existing billiards hall and is proposing no new physical expansion nor a change to their operations. The proposal to serve beer and wine for on-site consumption is a complementary service to the establishment's primary use as a billiards hall. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

ADMINISTRATIVE FINDINGS

29. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to Sections 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*, *La Opinion*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 18, 2023, a total of 21 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

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

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

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

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

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

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

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

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

I. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.

THEREFORE, THE HEARING OFFICER:

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

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2022009637**, subject to the attached conditions.

ACTION DATE: June 20, 2023

MM:SM

6/20/2023

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-003202-(1)
CONDITIONAL USE PERMIT NO. RPPL2022009637

PROJECT DESCRIPTION

The project is to authorize the continued operation of an existing billiards hall ("Era Billiards Club") with up to ten (10) pool tables and on-site beer and wine sales 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 Conditions No. 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 10 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 ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. **This grant shall terminate on June 20, 2033**. 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 ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the billiards hall and satisfaction of Condition No. 2 shall be considered use of this grant.

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 **$1,000.00**, 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 $200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").

14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

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

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

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **August 20, 2023**.

17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit the revised plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff or LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector. 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).

PROJECT SITE-SPECIFIC CONDITIONS

19. This grant shall authorize the operation of a billiards hall with up to ten (10) pool tables.

20. If the billiard hall substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or toher applicable permit, as determined by the Director, within 90 days of such occurrence.

21. The hours of operation shall be limited to 3:00 p.m. to 12:00 a.m. (midnight), Monday to Thursday, and 2:00 p.m. to 2:00 a.m., Friday to Sunday.

22. Any noise associated with or generated from the billiard hall shall not be audible from the nearest residential uses.

23. There shall be no loitering permitted on the premises under the control of the permittee.

24. There shall be no cover charge or prepayment fee for food and/or beverage service required for admission to the billiard hall.

25. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated April 10, 2023.

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

26. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request of any County Sheriff, Zoning Enforcement

inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shallbe 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);

27. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be requiredduring business hours at the discretion of the Director of LA County Planning;

28. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in theLEAD (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, 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;

29. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to beintoxicated, or any person exhibiting behaviors associated with being intoxicated;

30. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside;

31. Alcoholic beverages shall only be sold or served to patrons age 21 or older;

32. 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 hoodedand directed away from neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/orlow level lighting along all pedestrian walkways leading to and from the parking lot;

33. 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 ofthe Director of LA County Planning;

34. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited;

35. 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;

36. This grant authorizes the sale of alcoholic beverages from 6:00 p.m. to 12:00 a.m. (midnight), seven days a week;

37. There shall be no consumption of alcoholic beverages outside the 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. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary;

38. 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 8.5" x 11" (Letter-sized) sign or placard shall be displayed on the "Service Area" counter, as depicted on the site plan, explaining this program or an explanation regarding this program shall be printed on food and/or drink menus;

39. 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;

40. 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;

41. All servers of alcoholic beverages shall be age 21 or older;

42. All employees on duty after 10 p.m. shall be age 21 or older;

<u>Attachments:</u>
Exhibit D-1 Public Health Department Letter dated April 10, 2023

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, Californa 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

April 10, 2023

TO: Maria Masis
Supervising Regional Planner
Department of Regional Planning

Attention: Steven Mar

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2022009637
18888 LABIN COURT UNIT B208 ROWLAND HEIGHTS CA 91748

Thank you for the opportunity to review the project for a Conditional Use Permit. This project proposes to continue the operation of an existing pool/billiards hall (Era Billiards Club) at the above address.

Public Health recommends the approval of the aforementioned project. The applicant provided a copy of the annual secured property tax bill for fiscal year July 1, 2022, to June 30, 2023, indicating the consolidated sewer fee as one of the direct assessments. Moreover, the applicant provided a water bill from Rowland Water District dated February 22, 2023. Account No. 73-00 provides water to Unit B208.

☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled prior to preparing or selling food to the public.

☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Environmental Health Plan Check Program: Retail Food Facility Plan Check

1.1 Restaurant food facilities and establishments shall comply with the current requirements relating to the design, construction, and operations. Food facility owners or operators must submit plans to the Department's Plan Check Program for review and approval prior to selling food to the public. A Public Health Permit must be issued by this Department prior to operating a food facility or for the remodeling or adding of equipment for the storage, dispensing, sale and service of alcoholic beverages for on-site consumption.

Other resources and documents for this program may be found at http://publichealth.lacounty.gov/eh/inspection/retail-plan-check.htm.

1.2 The sale and/or service of alcoholic beverages for on-site consumption will require an approval and permit from the California State Alcoholic Beverage Control Department. For more information, please call (916) 419-2500 or email them at headquarters@abc.ca.gov.

For questions regarding retail food facility plan check, please contact Denise Noborio, Plan Check Program at (626) 430- or dnoborio@ph.lacounty.gov.

2. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise for the proposed project.

2.1 Noise

2.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.520 Refuse Collection Vehicles, and 12.08.530 Residential Air-Conditioning.

2.1.1.2 Exterior Noise Standards 12.08.390

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property

either incorporated or unincorporated, to exceed any of the following exterior noise standards:

At residential properties between 7:00 am to 10:00 pm (daytime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 70 dB for any period of time.

At residential properties between 10:00 pm to 7:00 am (nighttime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 45 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 65 dB for any period of time.

At commercial properties between 7:00 am to 10:00 pm (daytime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 70 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 75 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 80 dB for any period of time

At commercial properties between 10:00 pm to 7:00 am (nighttime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 70 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 75 dB for any period of time.

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Program at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_18888 LABIN COURT UNIT B208 ROWLAND HEIGHTS CA 91748_RPPL2022009637_4.10.2023

LA COUNTY PLANNING

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

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

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

B.1 The proposed use will be consistent with the adopted General Plan for the area.
The Project site is located within the commercial land use category of the Community Plan. The Project is consistent with the permitted uses of the underlying land use category which is intended for retail, commercial, service and office uses. The General Plan includes a policy to promote neighborhood commercial facilities that provide convenient goods and services to the community and that complement the community character through appropriate scale, design and location controls.

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.
The proposed Project is located within a commercial center which is located adjacent to the Pomona Freeway to the north, commercial uses to the west, open space to te south, and a mobile home community to the west. This proposed Project's orientation and location within the commercial center, the signifcant side-yard setback of the commercial center, the proposed Project conditions regarding the operation of the facility reduce the likelihood that the Project will negatiely affect the persons residing in the neighboring 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 existing commercial center was constructed in compliance with the development standards in the Zoning Code

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.
Our site just south of 60 freewy, with traffic lights after off the ramp, and having 4 lines of Labin Court street on both in and out ways for sure will have no impact to the local traffic. The proposed site also have 618 parking spaces and 4 storey parking structure building can serve for the public and private service facilities

LA COUNTY PLANNING

ALCOHOLIC BEVERAGE SALES STATEMENT OF FINDINGS

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

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

ABC License Type Requested(s).: 42 (e.g. Type 20, Type 41)

F.1.a. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
The proposed project is not located within a 600-foot radius of any identified sensitive uses, which means a place used for religious worship, school, park, playground, or any similar use.
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.
There are no tenant spaces oriented toward the western property boundary, facing the mobile home community.
F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
The proposed sale of alcoholic beverages is a common ancillary service to pool hall club.
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.
There is no proposed work to be done on the exterior of the structure.

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

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

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

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

The extent to which the requested use will enhance recreational or entertainment opportunities in the area. The sale of alcoholic beverages at the pool hall club would serve as a public convenience and necessity to the surrounding community by providing services that are consistent with other pool hall club in the area.

Additional findings for a modification request to the shelf space limitations.
For a request to modify the shelf space limitation pursuant to County Code Section 22.140.030.E.1, the applicant shall address at least one of the findings, in accordance with County Code Section 22.140.030.F.3.b, below:

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

The requested use involves the relocation of a use that was not previously subject to the alcoholic beverages shelf space limitation provided in Section 22.140.030.E.1., above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.

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

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

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

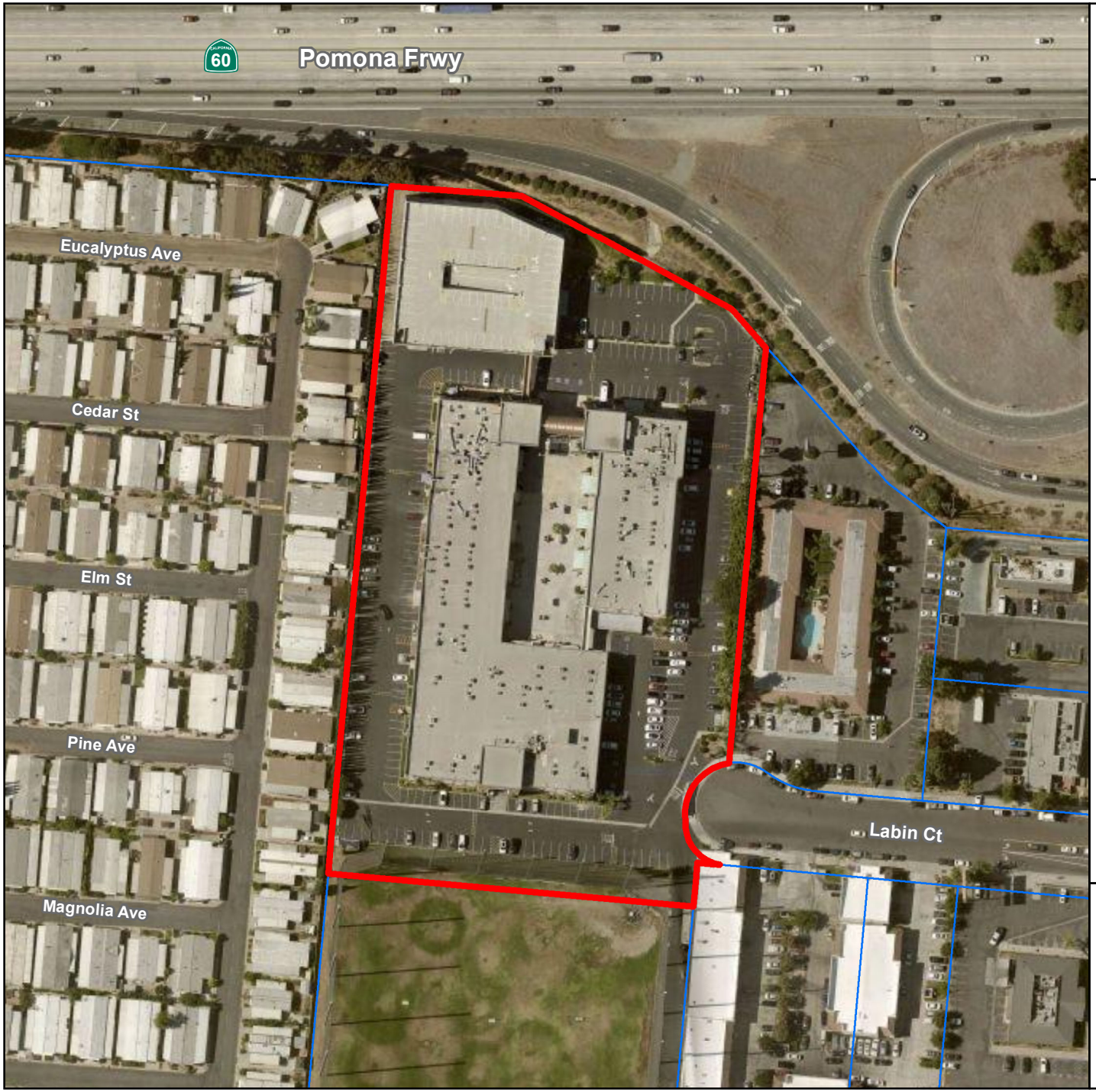
AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	June 8, 2023
PROJECT NUMBER:	PRJ2022-003202-(1)
PERMIT NUMBER(S):	CUP RPPL2022009637
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	18888 Labin Court, B208, Rowland Heights
OWNER:	Rowland Ranch Pearl of the East
APPLICANT:	Bobby Liu
CASE PLANNER:	Steve Mar, Regional Planner smar@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1, Existing Facilities Categorical Exemption under State CEQA Guidelines Section 15301 because the Project involved the continued operation of an existing billiards hall and is proposing no new physical expansion nor a change to their operations. The proposal to serve beer and wine for on-site consumption is a complementary service to the establishment's primary use as a billiards hall. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2022-003202
ALCOHOL CUP RPPL2022009637

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2022

Feet
0 100 200

N

LA COUNTY PLANNING

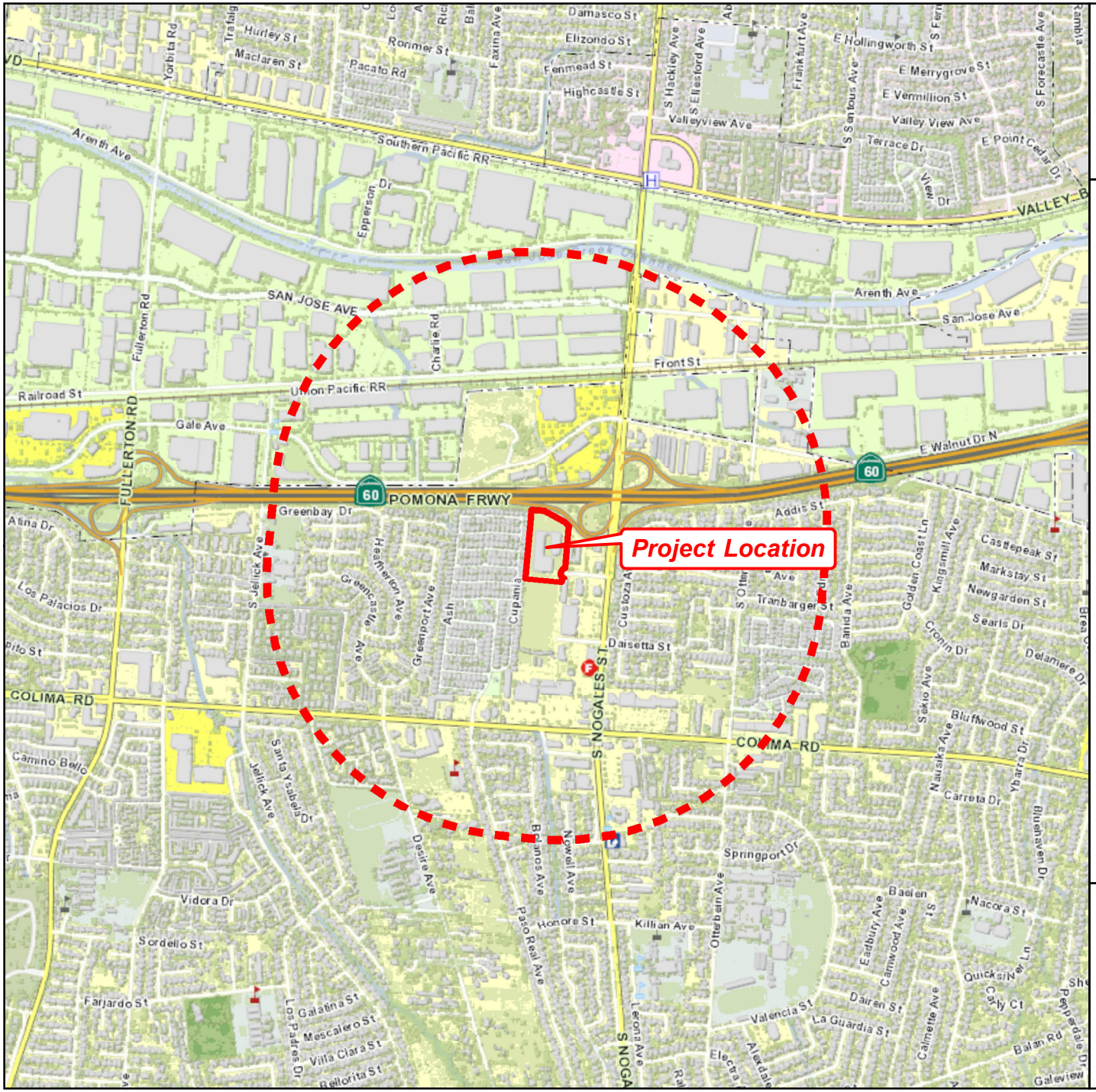
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-003202

ALCOHOL CUP RPPL2022009637



Miles

0 0.25 0.5

N

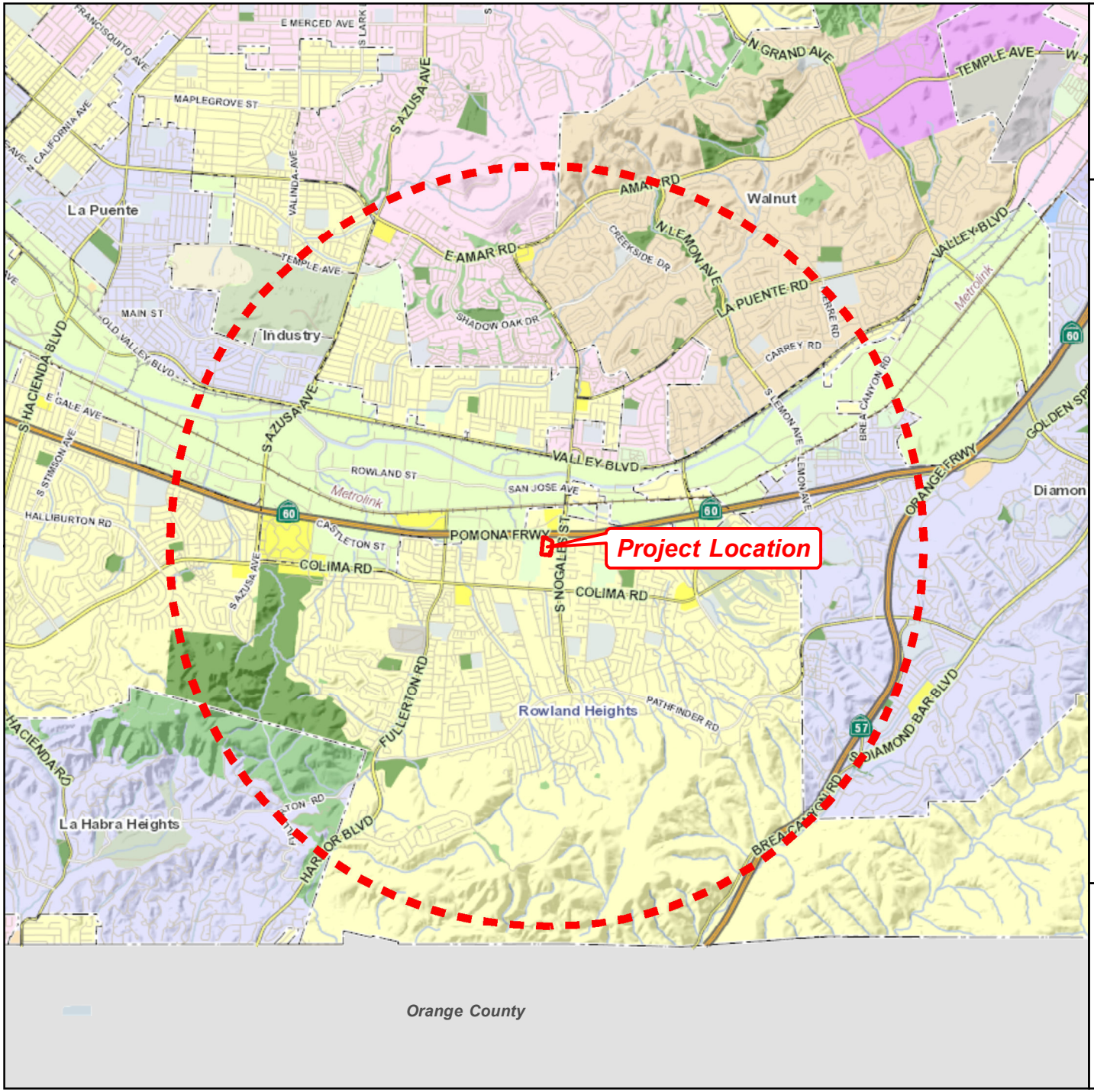
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-003202

ALCOHOL CUP RPPL2022009637



Miles

0 1 2

N

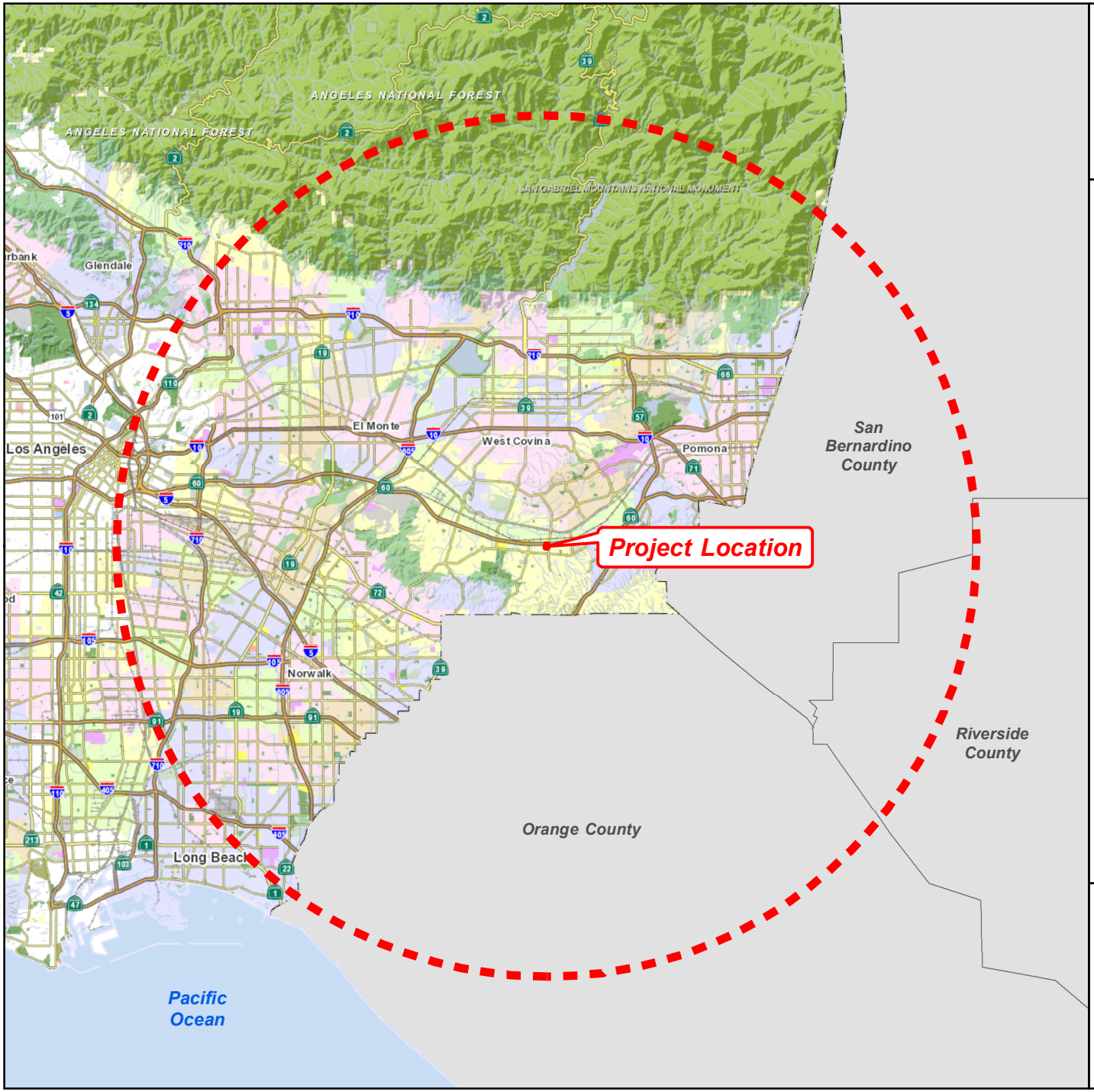
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-003202

ALCOHOL CUP RPPL2022009637



Miles

0 5 10

N

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

BILLIARDS CLUB
玩

B-208

Era
BILLIARDS CLUB

DCP2
Jing Gong™

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, Californa 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

April 10, 2023

TO: Maria Masis
Supervising Regional Planner
Department of Regional Planning

Attention: Steven Mar

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2022009637
18888 LABIN COURT UNIT B208 ROWLAND HEIGHTS CA 91748

Thank you for the opportunity to review the project for a Conditional Use Permit. This project proposes to continue the operation of an existing pool/billiards hall (Era Billiards Club) at the above address.

Public Health recommends the approval of the aforementioned project. The applicant provided a copy of the annual secured property tax bill for fiscal year July 1, 2022, to June 30, 2023, indicating the consolidated sewer fee as one of the direct assessments. Moreover, the applicant provided a water bill from Rowland Water District dated February 22, 2023. Account No. 73-00 provides water to Unit B208.

☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled prior to preparing or selling food to the public.

☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Environmental Health Plan Check Program: Retail Food Facility Plan Check

1.1 Restaurant food facilities and establishments shall comply with the current requirements relating to the design, construction, and operations. Food facility owners or operators must submit plans to the Department's Plan Check Program for review and approval prior to selling food to the public. A Public Health Permit must be issued by this Department prior to operating a food facility or for the remodeling or adding of equipment for the storage, dispensing, sale and service of alcoholic beverages for on-site consumption.

Other resources and documents for this program may be found at http://publichealth.lacounty.gov/eh/inspection/retail-plan-check.htm.

1.2 The sale and/or service of alcoholic beverages for on-site consumption will require an approval and permit from the California State Alcoholic Beverage Control Department. For more information, please call (916) 419-2500 or email them at headquarters@abc.ca.gov.

For questions regarding retail food facility plan check, please contact Denise Noborio, Plan Check Program at (626) 430- or dnoborio@ph.lacounty.gov.

2. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise for the proposed project.

2.1 Noise

2.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.520 Refuse Collection Vehicles, and 12.08.530 Residential Air-Conditioning.

2.1.1.2 Exterior Noise Standards 12.08.390

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property

either incorporated or unincorporated, to exceed any of the following exterior noise standards:

At residential properties between 7:00 am to 10:00 pm (daytime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 70 dB for any period of time.

At residential properties between 10:00 pm to 7:00 am (nighttime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 45 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 65 dB for any period of time.

At commercial properties between 7:00 am to 10:00 pm (daytime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 70 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 75 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 80 dB for any period of time

At commercial properties between 10:00 pm to 7:00 am (nighttime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 70 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 75 dB for any period of time.

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Program at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_18888 LABIN COURT UNIT B208 ROWLAND HEIGHTS CA 91748_RPPL2022009637_4.10.2023

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.: PRJ2022-003202-(1)
Permit No.: CUP RPPL2022009637
Establishment: Era Billiards Club
Location: 18888 Labin Court, B208, Rowland Heights
Description: The applicant is requesting a CUP to authorize the continued operation of an existing billiards hall ("Era Billiards Club") with new on-site beer and wine sales located in a commercial shopping center in the C-3-BE (General Commercial – Billboard Exclusion) Zone.

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

Please provide a summary of service calls and crime history for the project site over the last five years. Provide the total number of service calls, and summarize the types of calls (violent crimes by type, property crimes by type, other activities, etc.). When providing a CFS (Call for Service)/Incident Event report, please provide a redacted version. *(These documents are kept in our case files and are subject to public records act requests.)*

The location has been a consistent source of property crime calls since its inception. The locations contained within have had several violations from LA County Regional planning as well as ABC.

(2) Comments/recommended conditions:

Please provide any comments or recommend conditions of approval you feel are necessary to maintain public safety at the project site.

This location is located next to a Motel 6. The motel has been a consistent source of narcotic and criminal activity. The adjacent rear open space lot has large transient activity which has resulted in thefts from the four-story parking lot assigned to the property. We recommend that the locations have quality security cameras installed inside and outside facing the parking lot. Those cameras need to have recorders so the footage can be recovered when requested by law enforcement for evidence. The location is also adjacent to the 60 freeway which could make it a target for burglaries and robberies. We recommend burglary and robbery alarms. We also

recommend that if the locations are used in a night club or bar setting in the later hours that a security guard be hired for those evenings.

(3) Overall recommendation:

☒ Sheriff recommends approval of this CUP.

☐ Sheriff does NOT recommend approval of this CUP.

Sincerely,

ROBERT G. LUNA, SHERIFF

Steven H. Tousey, Captain
Walnut/Diamond Bar Station

18888 LABIN COURT, ROWLAND HEIGHTS
3 YEAR HISTORY

Incident Number	Station	Date	Tag	Radio Code	Location
WAL20001-0011	WAL	01/01/20	11	911N	18888 LABIN CT,RH "LALMATOU HOT POT"
WAL20001-0011	WAL	01/01/20	11	927C	18888 LABIN CT,RH "LALMATOU HOT POT"
WAL20005-0109	WAL	01/05/20	109	242JO	18888 LABIN CT,RH "PEARL OF THE EAST"
WAL20031-0009	WAL	01/31/20	9	415	18888 LABIN CT,RH "COW UP"
WAL20031-0009	WAL	01/31/20	9	911A	18888 LABIN CT,RH "COW UP"
WAL20035-0137	WAL	02/04/20	137	925A	18888 LABIN CT,RH
WAL20037-0165	WAL	02/06/20	165	925A	18888 LABIN CT,RH
WAL20041-0110	WAL	02/10/20	110	925	18888 LABIN CT,RH "BEIJING RESTAURANT"
WAL20041-0147	WAL	02/10/20	147	909	18888 LABIN CT,RH
WAL20041-0162	WAL	02/10/20	162	P245R	18888 LABIN CT,RH
WAL20051-0159	WAL	02/20/20	159	924P	18888 LABIN CT,RH
WAL20051-0174	WAL	02/20/20	174	924P	18888 LABIN CT,RH
WAL20076-0136	WAL	03/16/20	136	503R	18888 LABIN CT,RH "PEARL PLAZA"
WAL20106-0155	WAL	04/15/20	155	925A	18888 LABIN CT,RH (AJ SALON)
WAL20108-0081	WAL	04/17/20	81	925	18888 LABIN CT,RH
WAL20113-0156	WAL	04/22/20	156	211S	18888 LABIN CT,RH LABIN CT PARKING STUCTURE
WAL20118-0054	WAL	04/27/20	54	924P	18888 LABIN CT,RH
WAL20122-0164	WAL	05/01/20	164	415	18888 LABIN CT,RH "PEARL PLAZA"
WAL20127-0002	WAL	05/06/20	2	924P	18888 LABIN CT,RH "PEARL PLAZA"
WAL20133-0146	WAL	05/12/20	146	925A	18888 LABIN CT,RH
WAL20141-0164	WAL	05/20/20	164	925A	18888 LABIN CT,RH
WAL20141-0175	WAL	05/20/20	175	924P	18888 LABIN CT,RH
WAL20141-0176	WAL	05/20/20	176	925	18888 LABIN CT,RH
WAL20141-0194	WAL	05/20/20	194	924P	18888 LABIN CT,RH
WAL20141-0195	WAL	05/20/20	195	779	18888 LABIN CT,RH
WAL20150-0203	WAL	05/29/20	203	924P	18888 LABIN CT,RH
WAL20161-0067	WAL	06/09/20	67	211S	18888 LABIN CT,RH LABIN COURT PKG STRUCTURE
WAL20179-0111	WAL	06/27/20	111	415B	18888 LABIN CT,RH "COWUP"
WAL20194-0088	WAL	07/12/20	88	909P	18888 LABIN CT,RH
WAL20202-0016	WAL	07/20/20	16	909	18888 LABIN CT,RH
WAL20219-0109	WAL	08/06/20	109	927C	18888 LABIN CT,RH "MOTEL 6"
WAL20227-0117	WAL	08/14/20	117	925A	18888 LABIN CT,RH
WAL20242-0045	WAL	08/29/20	45	487R	18888 LABIN CT,RH #3113 "EAT JOY FOOD"
WAL20247-0099	WAL	09/03/20	99	909	18888 LABIN CT,RH
WAL20285-0155	WAL	10/11/20	155	459VR	18888 LABIN CT,RH "T/C GARDENS"
WAL20286-0080	WAL	10/12/20	80	925A	18888 LABIN CT,RH
WAL20293-0157	WAL	10/19/20	157	909	18888 LABIN CT,RH
WAL20296-0002	WAL	10/22/20	2	P273.5R	18888 LABIN CT,RH "HOT POT"
WAL20304-0071	WAL	10/30/20	71	459A	18888 LABIN CT,RH "LABIN CT PARKING STRUCTURE"
WAL20316-0132	WAL	11/11/20	132	925A	18888 LABIN CT,RH
WAL20324-0131	WAL	11/19/20	131	459A	18888 LABIN CT,RH "PARKING STRUCTURE"
WAL20325-0125	WAL	11/20/20	125	924P	18888 LABIN CT,RH
WAL20326-0095	WAL	11/21/20	95	415B	18888 LABIN CT,RH "MIAO MIAO XIAN"
WAL20328-0001	WAL	11/23/20	1	459A	18888 LABIN CT,RH LABIN CT PARKING STRUCTURE
WAL20333-0137	WAL	11/28/20	137	459A	18888 LABIN CT,RH "PARKING STRUCTURE"
WAL20336-0072	WAL	12/01/20	72	710	18888 LABIN CT,RH
WAL20343-0096	WAL	12/08/20	96	459R	18888 LABIN CT,RH #C101 "RESTAURANT"
WAL20352-0073	WAL	12/17/20	73	909	18888 LABIN CT,RH
WAL20364-0101	WAL	12/29/20	101	273.5N	18888 LABIN CT,RH "YE ZOON FOO"
WAL21008-0003	WAL	01/08/21	3	415E	18888 LABIN CT,RH "MELODY KTV"
WAL21009-0072	WAL	01/09/21	72	488R	18888 LABIN CT,RH #101 "CHINESE RESTAURANT"
WAL21018-0048	WAL	01/18/21	48	459A	18888 LABIN CT,RH
WAL21019-0103	WAL	01/19/21	103	927C	18888 LABIN CT,RH "HIDDEN ALLEY CANNABIS"
WAL21020-0084	WAL	01/20/21	84	273.5R	18888 LABIN CT,RH "HOT POT"
WAL21020-0173	WAL	01/20/21	173	924	18888 LABIN CT,RH
WAL21033-0125	WAL	02/02/21	125	911A	18888 LABIN CT,RH #B109
WAL21033-0125	WAL	02/02/21	125	927C	18888 LABIN CT,RH #B109
WAL21042-0110	WAL	02/11/21	110	459R	18888 LABIN CT,RH "PEARL PLAZA SHOPPING CTR"
WAL21042-0112	WAL	02/11/21	112	459VR	18888 LABIN CT,RH #C113 "EAT JOY FOOD"

WAL21064-0162	WAL	03/05/21	162	594R	18888 LABIN CT,RH "LOBSTER BAY"
WAL21082-0047	WAL	03/23/21	47	924	18888 LABIN CT,RH
WAL21084-0012	WAL	03/25/21	12	459A	18888 LABIN CT,RH #C101 "BEJING RESTAURANT"
WAL21088-0067	WAL	03/29/21	67	415B	18888 LABIN CT,RH "PEARL OF EAST"
WAL21092-0006	WAL	04/02/21	6	925A	18888 LABIN CT,RH
WAL21096-0011	WAL	04/06/21	11	925A	18888 LABIN CT,RH
WAL21100-0127	WAL	04/10/21	127	909	18888 LABIN CT,RH
WAL21105-0006	WAL	04/15/21	6	911N	18888 LABIN CT,RH "PEARL PLAZA"
WAL21105-0006	WAL	04/15/21	6	927C	18888 LABIN CT,RH "PEARL PLAZA"
WAL21111-0004	WAL	04/21/21	4	930	18888 LABIN CT,RH
WAL21112-0119	WAL	04/22/21	119	415B	18888 LABIN CT,RH "PEARL OF THE EAST PLAZA"
WAL21112-0150	WAL	04/22/21	150	242JO	18888 LABIN CT,RH
WAL21114-0010	WAL	04/24/21	10	415E	18888 LABIN CT,RH "PEARL OF THE EAST"
WAL21115-0007	WAL	04/25/21	7	925	18888 LABIN CT,RH "PEARL PLAZA" X NOGALES
WAL21123-0042	WAL	05/03/21	42	415B	18888 LABIN CT,RH
WAL21124-0182	WAL	05/04/21	182	459A	18888 LABIN CT,RH #C101 "BEIJING RESTAURANT"
WAL21129-0103	WAL	05/09/21	103	X-293K3	18888 LABIN CT,RH
WAL21129-0104	WAL	05/09/21	104	503R	18888 LABIN CT,RH
WAL21132-0059	WAL	05/12/21	59	909	18888 LABIN CT,RH
WAL21143-0098	WAL	05/23/21	98	925A	18888 LABIN CT,RH
WAL21158-0085	WAL	06/07/21	85	925A	18888 LABIN CT.,RH
WAL21158-0160	WAL	06/07/21	160	925A	18888 LABIN CT,RH
WAL21159-0070	WAL	06/08/21	70	459R	18888 LABIN CT,RH SUIT C 105
WAL21159-0070	WAL	06/08/21	70	930	18888 LABIN CT,RH SUIT C 105
WAL21159-0142	WAL	06/08/21	142	P503	18888 LABIN CT,RH
WAL21161-0057	WAL	06/10/21	57	594R	18888 LABIN CT,RH "PEARL OF THE EAST PLAZA"
WAL21169-0003	WAL	06/18/21	3	459R	18888 LABIN CT,RH
WAL21169-0133	WAL	06/18/21	133	927C	18888 LABIN CT,RH "PEARL PLAZA"
WAL21179-0128	WAL	06/28/21	128	925A	18888 LABIN CT,RH
WAL21186-0136	WAL	07/05/21	136	930	18888 LABIN CT,RH "ZHOU QIN"
WAL21194-0039	WAL	07/13/21	39	925	18888 LABIN CT,RH
WAL21210-0104	WAL	07/29/21	104	459R	18888 LABIN CT,RH #B-117 "CATACOMB RECORDING"
WAL21211-0039	WAL	07/30/21	39	459R	18888 LABIN CT,RH B117 CATACOMB RECORDING CO
WAL21211-0039	WAL	07/30/21	39	710	18888 LABIN CT,RH B117 CATACOMB RECORDING CO
WAL21211-0109	WAL	07/30/21	109	459SUSP	18888 LABIN CT,RH "PEARL OF THE EAST"
WAL21244-0088	WAL	09/01/21	88	909P	18888 LABIN CT,RH
WAL21257-0044	WAL	09/14/21	44	909	18888 LABIN CT,RH
WAL21258-0179	WAL	09/15/21	179	459R	18888 LABIN CT,RH
WAL21267-0003	WAL	09/24/21	3	909B	18888 LABIN CT,RH
WAL21268-0095	WAL	09/25/21	95	415FT	18888 LABIN CT,RH "LA MO TO"
WAL21268-0095	WAL	09/25/21	95	902R	18888 LABIN CT,RH "LA MO TO"
WAL21275-0099	WAL	10/02/21	99	459VR	18888 LABIN CT,RH
WAL21282-0087	WAL	10/09/21	87	924P	18888 LABIN CT,RH
WAL21282-0144	WAL	10/09/21	144	459VR	18888 LABIN CT,RH "AMERICAN ENGLISH COLLEGE"
WAL21293-0171	WAL	10/20/21	171	459VR	18888 LABIN CT,RH "EAT JOY FOOD"
WAL21294-0160	WAL	10/21/21	160	459VR	18888 LABIN CT,RH "PEARL PLAZA"
WAL21298-0065	WAL	10/25/21	65	459A	18888 LABIN CT,RH LABIN COURT PKG STRUCTURE
WAL21308-0075	WAL	11/04/21	75	925T	18888 LABIN CT,RH "PEARL OF THE EAST PLAZA"
WAL21309-0088	WAL	11/05/21	88	924	18888 LABIN CT.,RH
WAL21311-0096	WAL	11/07/21	96	459A	18888 LABIN CT,RH #C111" CHILI HOUSE"
WAL21319-0016	WAL	11/15/21	16	909	18888 LABIN CT,RH
WAL21319-0134	WAL	11/15/21	134	459A	18888 LABIN CT,RH "PARKING STRUCTURE"
WAL21320-0016	WAL	11/16/21	16	909	18888 LABIN CT,RH
WAL21322-0081	WAL	11/18/21	81	415	18888 LABIN CT,RH
WAL21322-0081	WAL	11/18/21	81	911A	18888 LABIN CT,RH
WAL21323-0155	WAL	11/19/21	155	927C	18888 LABIN CT,RH "PLAYER"
WAL21329-0007	WAL	11/25/21	7	415D	18888 LABIN CT,RH "D2C"
WAL21333-0060	WAL	11/29/21	60	487R	18888 LABIN CT,RH "PEARL OF THE EAST"
WAL21344-0122	WAL	12/10/21	122	925A	18888 LABIN CT,RH "CATACOMB RECORDING"
WAL21351-0116	WAL	12/17/21	116	459A	18888 LABIN CT,RH C-111

WAL21355-0054	WAL	12/21/21	54	415B	18888 LABIN CT,RH
WAL21355-0153	WAL	12/21/21	153	594R	18888 LABIN CT,RH "TASTY GARDEN"
WAL21365-0006	WAL	12/31/21	6	459VR	18888 LABIN CT,RH "LAO MA TOU HOT POT"
WAL22005-0165	WAL	01/05/22	165	242JO	18888 LABIN CT,RH "KTV"
WAL22009-0081	WAL	01/09/22	81	459VR	18888 LABIN CT,RH "PEARL PLAZA"
WAL22019-0075	WAL	01/19/22	75	924	18888 LABIN CT 113,RH
WAL22028-0144	WAL	01/28/22	144	459R	18888 LABIN CT,RH "PLAZA"
WAL22029-0112	WAL	01/29/22	112	459VR	18888 LABIN CT,RH "EAT JOY FOOD"
WAL22029-0122	WAL	01/29/22	122	459VR	18888 LABIN CT,RH "EAT JOY FOOD"
WAL22029-0122	WAL	01/29/22	122	930	18888 LABIN CT,RH "EAT JOY FOOD"
WAL22030-0095	WAL	01/30/22	95	925A	18888 LABIN CT,RH
WAL22036-0131	WAL	02/05/22	131	245JO	18888 LABIN CT,RH "MIAO MIAO XIAN"
WAL22037-0005	WAL	02/06/22	5	710	18888 LABIN CT,RH
WAL22037-0011	WAL	02/06/22	11	924	18888 LABIN CT,RH
WAL22037-0024	WAL	02/06/22	24	924	18888 LABIN CT,RH
WAL22037-0115	WAL	02/06/22	115	503R	18888 LABIN CT,RH "EAT JOY FOOD"
WAL22038-0012	WAL	02/07/22	12	930	18888 LABIN CT,RH "MOTEL 6"
WAL22042-0057	WAL	02/11/22	57	928F	18888 LABIN CT,RH "PEARL OF THE EAST PLAZA"
WAL22044-0009	WAL	02/13/22	9	777	18888 LABIN CT,RH
WAL22049-0051	WAL	02/18/22	51	925	18888 LABIN CT,RH
WAL22056-0010	WAL	02/25/22	10	909	18888 LABIN CT,RH
WAL22056-0012	WAL	02/25/22	12	909	18888 LABIN CT,RH
WAL22063-0095	WAL	03/04/22	95	925T	18888 LABIN CT,RH "PEARL PLAZA"
WAL22063-0095	WAL	03/04/22	95	927C	18888 LABIN CT,RH "PEARL PLAZA"
WAL22063-0116	WAL	03/04/22	116	928L	18888 LABIN CT,RH "PLAZA"
WAL22074-0135	WAL	03/15/22	135	909	18888 LABIN CT,RH
WAL22074-0161	WAL	03/15/22	161	925T	18888 LABIN CT,RH
WAL22104-0084	WAL	04/14/22	84	503A	18888 LABIN CT,RH
WAL22115-0132	WAL	04/25/22	132	924	18888 LABIN CT.,RH
WAL22116-0127	WAL	04/26/22	127	415B	18888 LABIN CT,RH "LITTLE FAT TRUCKING"
WAL22117-0106	WAL	04/27/22	106	924	18888 LABIN CT,RH
WAL22124-0016	WAL	05/04/22	16	909	18888 LABIN CT,RH
WAL22125-0051	WAL	05/05/22	51	459A	18888 LABIN CT,RH "LABIN PARKING STRUCTURE"
WAL22130-0215	WAL	05/10/22	215	459VR	18888 LABIN CT,RH "LOBSTER BAY"
WAL22133-0003	WAL	05/13/22	3	459A	18888 LABIN CT,RH #C201 "MELODY KTV"
WAL22134-0114	WAL	05/14/22	114	459VR	18888 LABIN CT,RH "EAT JOY FOOD"
WAL22135-0018	WAL	05/15/22	18	459VR	18888 LABIN CT,RH "EAT JOY FOOD"
WAL22139-0144	WAL	05/19/22	144	924	18888 LABIN CT. RH
WAL22144-0048	WAL	05/24/22	48	925T	18888 LABIN CT,RH
WAL22144-0048	WAL	05/24/22	48	927C	18888 LABIN CT,RH
WAL22152-0177	WAL	06/01/22	177	459A	18888 LABIN CT,RH "CHILI HOUSE"
WAL22153-0043	WAL	06/02/22	43	925T	18888 LABIN CT,RH "PLAZA"
WAL22154-0130	WAL	06/03/22	130	459VR	18888 LABIN CT,RH "PARKING STRUCTURE"
WAL22154-0130	WAL	06/03/22	130	931	18888 LABIN CT,RH "PARKING STRUCTURE"
WAL22163-0010	WAL	06/12/22	10	487R	18888 LABIN CT,RH
WAL22163-0010	WAL	06/12/22	10	930	18888 LABIN CT,RH
WAL22164-0059	WAL	06/13/22	59	927C	18888 LABIN CT,RH
WAL22164-0059	WAL	06/13/22	59	P503	18888 LABIN CT,RH
WAL22164-0154	WAL	06/13/22	154	459VR	18888 LABIN CT,RH "EAT JOY FOOD"
WAL22164-0157	WAL	06/13/22	157	459VR	18888 LABIN CT,RH
WAL22164-0168	WAL	06/13/22	168	459VR	18888 LABIN CT,RH
WAL22173-0154	WAL	06/22/22	154	909	18888 LABIN CT,RH
WAL22198-0088	WAL	07/17/22	88	925A	18888 LABIN CT,RH
WAL22198-0112	WAL	07/17/22	112	909B	18888 LABIN CT,RH
WAL22201-0123	WAL	07/20/22	123	925	18888 LABIN CT,RH
WAL22203-0109	WAL	07/22/22	109	459VR	18888 LABIN CT,RH
WAL22204-0093	WAL	07/23/22	93	710	18888 LABIN CT B109,RHMIAO MIAO
WAL22207-0177	WAL	07/26/22	177	A459JO	18888 LABIN CT,RH "PEARL PLAZA"
WAL22213-0039	WAL	08/01/22	39	925T	18888 LABIN CT,RH "PEARL OF THE EAST"
WAL22213-0057	WAL	08/01/22	57	925	18888 LABIN CT,RH "PEARL PLAZA"

WAL22214-0193	WAL	08/02/22	193	459VR	18888 LABIN CT,RH "PEARL PLAZA"
WAL22214-0193	WAL	08/02/22	193	931	18888 LABIN CT,RH "PEARL PLAZA"
WAL22216-0066	WAL	08/04/22	66	925A	18888 LABIN CT,RH
WAL22223-0168	WAL	08/11/22	168	925A	18888 LABIN CT,RH
WAL22225-0047	WAL	08/13/22	47	902R	18888 LABIN CT,RH "PEARL PLAZA"
WAL22225-0047	WAL	08/13/22	47	P245R	18888 LABIN CT,RH "PEARL PLAZA"
WAL22225-0084	WAL	08/13/22	84	924	18888 LABIN CT,RH
WAL22234-0049	WAL	08/22/22	49	314N	18888 LABIN CT,RH "PEARL OF THE EAST PLAZA"
WAL22235-0055	WAL	08/23/22	55	911A	18888 LABIN CT,RH "PEARL OF THE EAST PLAZA"
WAL22235-0055	WAL	08/23/22	55	925T	18888 LABIN CT,RH "PEARL OF THE EAST PLAZA"
WAL22239-0013	WAL	08/27/22	13	594R	18888 LABIN CT,RH
WAL22242-0003	WAL	08/30/22	3	925	18888 LABIN CT,RH
WAL22245-0142	WAL	09/02/22	142	415B	18888 LABIN CT,RH "PEARL OF THE EAST"
WAL22247-0130	WAL	09/04/22	130	459VR	18888 LABIN CT,RH "TASTY GARDEN"
WAL22253-0002	WAL	09/10/22	2	459VR	18888 LABIN CT,RH "CHUAN MEN"
WAL22254-0027	WAL	09/11/22	27	459VR	18888 LABIN CT,RH "PEARL PLAZA"
WAL22254-0044	WAL	09/11/22	44	710	18888 LABIN CT,RH
WAL22256-0001	WAL	09/13/22	1	925	18888 LABIN CT,RH
WAL22256-0002	WAL	09/13/22	2	779	18888 LABIN CT,RH
WAL22263-0018	WAL	09/20/22	18	487R	18888 LABIN CT,RH
WAL22266-0128	WAL	09/23/22	128	242JO	18888 LABIN CT,RH
WAL22267-0073	WAL	09/24/22	73	930	18888 LABIN CT,RH
WAL22269-0127	WAL	09/26/22	127	415B	18888 LABIN CT,RH "HOT POT"
WAL22269-0127	WAL	09/26/22	127	415D	18888 LABIN CT,RH "HOT POT"
WAL22269-0127	WAL	09/26/22	127	902R	18888 LABIN CT,RH "HOT POT"
WAL22269-0138	WAL	09/26/22	138	925	18888 LABIN CT,RH
WAL22271-0144	WAL	09/28/22	144	930	18888 LABIN CT,RH
WAL22271-0158	WAL	09/28/22	158	925	18888 LABIN CT,RH
WAL22272-0054	WAL	09/29/22	54	925T	18888 LABIN CT,RH
WAL22272-0054	WAL	09/29/22	54	930	18888 LABIN CT,RH
WAL22275-0077	WAL	10/02/22	77	902R	18888 LABIN CT,RH PARKING STRUCTURE
WAL22275-0084	WAL	10/02/22	84	415FT	18888 LABIN CT,RH C-105
WAL22278-0073	WAL	10/05/22	73	594R	18888 LABIN CT,RH
WAL22281-0016	WAL	10/08/22	16	459A	18888 LABIN CT,RH #C105 "XIN YUAN GROUP"
WAL22281-0063	WAL	10/08/22	63	459R	18888 LABIN CT,RH #B101 "LOBSTER BAY"
WAL22293-0007	WAL	10/20/22	7	459A	18888 LABIN CT,RH "XIN YAUN GROUP"
WAL22294-0006	WAL	10/21/22	6	924	18888 LABIN CT,RH
WAL22299-0057	WAL	10/26/22	57	925T	18888 LABIN CT,RH "PEARL OF EAST"
WAL22300-0164	WAL	10/27/22	164	925T	18888 LABIN CT,RH
WAL22311-0130	WAL	11/07/22	130	459VR	18888 LABIN CT,RH
WAL22314-0008	WAL	11/10/22	8	925	18888 LABIN CT,RH
WAL22314-0156	WAL	11/10/22	156	459VR	18888 LABIN CT,RH
WAL22327-0127	WAL	11/23/22	127	459VR	18888 LABIN CT,RH "AMERICAN COLLEGE"
WAL22332-0001	WAL	11/28/22	1	P602	18888 LABIN CT,RH
WAL22332-0003	WAL	11/28/22	3	779	18888 LABIN CT,RH
WAL22333-0136	WAL	11/29/22	136	925T	18888 LABIN CT,RH
WAL22335-0021	WAL	12/01/22	21	925A	18888 LABIN CT,RH
WAL22335-0108	WAL	12/01/22	108	925T	18888 LABIN CT,RH "PEARL PLAZA"
WAL22337-0114	WAL	12/03/22	114	415	18888 LABIN CT,RH "PEARL PLAZA"
WAL22340-0070	WAL	12/06/22	70	459A	18888 LABIN CT,RH LABIN COURT PRKING STRUCTURE
WAL22347-0034	WAL	12/13/22	34	925	18888 LABIN CT,RH X NOGALES
WAL22347-0034	WAL	12/13/22	34	P918	18888 LABIN CT,RH X NOGALES
WAL22351-0105	WAL	12/17/22	105	594JO	18888 LABIN CT,RH #B109 "NO WINE"
WAL22361-0117	WAL	12/27/22	117	925A	18888 LABIN CT,RH
WAL22363-0001	WAL	12/29/22	1	459A	18888 LABIN CT,RH XIN YUAN GROUP #C105
WAL22363-0073	WAL	12/29/22	73	925	18888 LABIN CT,RH
WAL22364-0103	WAL	12/30/22	103	594R	18888 LABIN CT,RH
WAL22364-0104	WAL	12/30/22	104	594N	18888 LABIN CT,RH

Department of Alcoholic Beverage Control

State of California
Gavin Newsom, Governor

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): 13888 Labin ct, Ste B208, Rowland Heights (Ant) 91748-2288

3. LICENSE TYPE: 42

4. TYPE OF BUSINESS

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

5. COUNTY POPULATION: N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY: N/A — On-Sale / Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY: 1 : 944 — ✓ On-Sale / Off-Sale

8. CENSUS TRACT NUMBER: 4082.13

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT: 6 — ✓ On-Sale / Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT: 29 — ✓ On-Sale / Off-Sale

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

✓ Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

679-B4

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

✓ Yes (Go to Item #13) No (Go to Item #20)

Walnut SS

13. CRIME REPORTING DISTRICT NUMBER: 2931

14. TOTAL NUMBER OF REPORTING DISTRICTS: 572

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS: 43,839

16. AVERAGE NO. OF OFFENSES PER DISTRICT: 76.6

17. 120% OF AVERAGE NUMBER OF OFFENSES: 91.9

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT: 378

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

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

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

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

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

✓ b. If "*Yes*" is checked in either item #11 *or* item #19, *and* the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjuction 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) 01/19/23

ROWLAND HEIGHTS
COMMUNITY COORDINATING COUNCIL

"IMPROVING OUR COMMUNITY"

WWW.ROWLAND-HEIGHTS.ORG

P.O. Box 8171
Rowland Heights
California 91748

Email:
rhccc4RH@gmail.com

President
Cary Chen

Vice President
Maria Kramer
Henry Woo

Recording secretary
Bonnie Duenas

Corresponding Secretary
(Vacant)

Treasurer
Linda Kuo

Historian
Yvette Romo

November 17, 2022

STEVE MAR
REGIONAL PLANNER, Puente Whittier Development Services
Office: (213) 974-6411
Email: smar@planning.lacounty.gov
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov

Dear Mr. Mar,

Re: Project No. PRJ2022-003202, CUP No. RPPL2022009637,
"Era Billiards Club", Suite B208: Request to authorize the continued operation of an existing billiards/pool hall with accessory mahjong tables and table tennis table. Adding new request to sell beer and wine for on-site consumption.

On November 16, 2022, RHCCC Board has voted NOT to OPPOSE this application of obtaining a permit to conduct billiard business.

If you have any additional comments or questions, please feel free to contact us at rhccc4RH@gmail.com.

Cary Chen
Cary Chen
President, Rowland Heights Community Coordinating Council
P.O. Box 8171
Rowland Heights, CA 91748

To whom it may concern:

Our Plaza – Pearl of the East is applying the Conditional Use Permit with Los Angeles County

CUP# RPPL 2022004641, RPPl2022009637, RPPL2022004639, details of that can be googled by www.epic.lacounty.gov and your valuable support by signature underneath is highly appreciated.

JOHNNY LIU	Sui Mei Huang			
Elaine Tong				
BOBBY Lin	Rodrigo G V.			
Yamei Yu	Sheng Guo		Peter Guo	
	Julie	Jenny chi	Joe 謝	
Hong Yang				
Julia Zoe	马林		Tom Lin	
	Kenelh		Hank Wang	
Daoming Gao		Gary chen		
Qi Lan		Scott		
Liqian Wang	周敏	Thomas		
Albert Shun		Robert		
Ping Sun		白佰何		
	程露露			
JESUS MORALES	许志萍	林連昭		

Jimmy Lee

Daniel Zhang