



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6462  
**PROJECT NUMBER 96-205-(5)**  
**Conditional Use Permit No. 200900066**  
**Parking Permit No. 201100002**

<b>PUBLIC HEARING DATE</b> 9/14/2011	<b>AGENDA ITEM</b> /
<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> Joseph Caiello (Nikki C's Restaurant)	<b>OWNER</b> Warren Gray	<b>REPRESENTATIVE</b> N/A
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**PROJECT DESCRIPTION**  
 The applicant is requesting a conditional use permit to continue the sale of a full-line of alcoholic beverages for on-site consumption at an existing restaurant and a parking permit to authorize the maintenance of an off-site parking area, in the C-1 (Neighborhood Commercial) Zone within the East Pasadena-East San Gabriel Community Standards District located in the East Pasadena-East San Gabriel Zoned District. No new construction is being proposed.

**REQUIRED ENTITLEMENTS**  
 A conditional use permit is required pursuant to Section 22.56.195 to authorize the sale of alcoholic beverages for on-site consumption in conjunction with a restaurant. A parking permit is required pursuant to Section 22.56.990 to authorize the maintenance of an off-site parking area to provide the required number of parking spaces.

**LOCATION/ADDRESS**  
 470 S. Rosemead Blvd.

**SITE DESCRIPTION**  
 The site plan depicts a one-story restaurant building (3,200 sq ft) on a level rectangular lot (10,590 sq ft), with access to Rosemead Blvd from two driveways. The front and rear of the property is developed with 12 on-site parking spaces and 18 off-site parking spaces on adjacent parcels. The floor plan shows seating for 48 persons in the dining room and 14 persons in the bar area.

<b>ACCESS</b> Rosemead Blvd.	<b>ZONED DISTRICT</b> East Pasadena-East San Gabriel
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<b>ASSESSORS PARCEL NUMBER</b> 5378-015-008	<b>COMMUNITY</b> East Pasadena
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<b>SIZE</b> 0.2 Acres	<b>COMMUNITY STANDARDS DISTRICT</b> East Pasadena-East San Gabriel
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Restaurant	C-1 (Neighborhood Commercial) Zone
North	Retail Store	C-1 (Neighborhood Commercial) Zone
East	Single Family Residences	R-1 (Single Family Residential) Zone
South	Retail Store	C-1 (Neighborhood Commercial) Zone
West	Single Family Residences	R-1 (Single Family Residential) and R-1 (Single Family Residential-20,000 Minimum Lot Size) Zone

<b>GENERAL PLAN/COMMUNITY PLAN</b> Countywide General Plan	<b>LAND USE DESIGNATION</b> "C" – Major Commercial	<b>MAXIMUM DENSITY</b> 0
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**ENVIRONMENTAL DETERMINATION**  
 Class 1 Categorical Exemption-Existing Facilities and Class 5 (Minor alterations in land use limitations)

**RPC LAST MEETING ACTION SUMMARY**

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON: Andrew Svitek		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING

STAFF RECOMMENDATION (PRIOR TO HEARING):

<b>SPEAKERS*</b> (O) 0 (F) 0	<b>PETITIONS</b> (O) 0 (F) 0	<b>LETTERS</b> (O) 0 (F) 0
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\*(O) = Opponents (F) = In Favor