



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

| | |
|-----------------------------------------|-------------------------|
| PUBLIC HEARING DATE 9/14/2011 | AGENDA ITEM / |
| RPC CONSENT DATE | CONTINUE TO |

| | | |
|-----------------------------------------------------------|-----------------------------|------------------------------|
| APPLICANT Joseph Caiello (Nikki C's Restaurant) | OWNER Warren Gray | REPRESENTATIVE N/A |
|-----------------------------------------------------------|-----------------------------|------------------------------|

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.

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| ACCESS Rosemead Blvd. | ZONED DISTRICT East Pasadena-East San Gabriel |
|---------------------------------|---------------------------------------------------------|

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|------------------------------------------------|-----------------------------------|
| ASSESSORS PARCEL NUMBER 5378-015-008 | COMMUNITY East Pasadena |
|------------------------------------------------|-----------------------------------|

| | |
|--------------------------|-----------------------------------------------------------------------|
| SIZE 0.2 Acres | COMMUNITY STANDARDS DISTRICT East Pasadena-East San Gabriel |
|--------------------------|-----------------------------------------------------------------------|

| | 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 |

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|---------------------------------------------------------------|-------------------------------------------------------|-----------------------------|
| GENERAL PLAN/COMMUNITY PLAN Countywide General Plan | LAND USE DESIGNATION "C" – Major Commercial | MAXIMUM DENSITY 0 |
|---------------------------------------------------------------|-------------------------------------------------------|-----------------------------|

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): | | |
| SPEAKERS* (O) 0 (F) 0 | PETITIONS (O) 0 (F) 0 | LETTERS (O) 0 (F) 0 |

*(O) = Opponents (F) = In Favor

28

SEE MAP 20A

28

A B C D E F



MAP 27 SEE

THOMAS COOK
US
GUIDE
PAGE

SEE MAP 38

STAFF ANALYSIS
PROJECT NUMBER 96-205-(5)
Conditional Use Permit No. 200900066
Parking Permit No. 201100002

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 (Nikki C's) 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- San Gabriel Community Standards District ("CSD") 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 22.28.110 of the Los Angeles County Code ("County Code") 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 of the County Code to authorize the maintenance of an off-site parking area to provide a portion of the required number of parking spaces.

LOCATION

The restaurant is located at 470 South Rosemead Blvd in the unincorporated community of East Pasadena.

SITE PLAN DESCRIPTION

The site plan depicts a one-story restaurant building (3,200 square feet) on a level rectangular lot (10,590 square feet), 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.

LAND USE

The existing surrounding land uses are as follows:

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|-------|--------------------------|
| North | Retail Store |
| South | Dentist Office |
| West | Single Family Residences |
| East | Single Family Residences |

ZONING

The surrounding zoning is as follows:

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|-------|------------------------------------------------------------------------------------------|
| North | C-1 (Neighborhood Commercial) Zone |
| East | R-1-10,000 (Single Family Residential-10,000 Square Feet Minimum Required Lot Area) Zone |
| South | C-1 (Neighborhood Commercial) Zone |
| West | R-1-20,000 (Single Family Residential-20,000 Square Feet Minimum Required Lot Area) Zone |

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that the project is categorically exempt under Class 1 (Existing facilities) and Class 5 (Minor alterations in land use limitations) according to the California Environmental Quality Act (CEQA) reporting requirements.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

Conditional Use Permit No. 96-205-(5) authorized the sale of a full line of alcoholic beverages for onsite consumption in conjunction with an existing restaurant. Prior to that grant, the applicant was authorized to sell alcoholic beverages limited to beer and wine only. CUP No. 96-205-(5) expired on August 5, 2007, and the applicant filed this application.

Parking Permit No. 96-205-(5) authorized the use of 24 off-site parking spaces in a shared arrangement to meet the parking requirements of the restaurant. This permit expired on August 5, 2007, and the applicant filed this application.

STAFF EVALUATION

General Plan Consistency

The land use designation under the Los Angeles Countywide General Plan ("General Plan") is "C" (Major Commercial), which allows for a diversity of commercial uses including restaurants, auto-related uses, lodging, retail shops, and service businesses and office buildings. The restaurant is housed within an existing commercial building and is a restaurant is a permitted use in the C-1 (Restricted Business) zone. The restaurant use is consistent with the "Commercial" category of the General Plan.

Zoning Ordinance and Development Standards Compliance

Conditional Use Permit for Alcoholic Beverage Sales – Section 22.56.195.B and the General Conditional Use Permit Burden of Proof Requirements

In addition to the burden of proof applicable to conditional use permits in general, the applicant must also meet the additional burden of proof elements required for alcoholic beverage sales. The general and supplemental burdens of proof are set out below:

- ***That the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area*** – The restaurant it is a family-friendly establishment that has been in operation with no neighborhood concerns. The applicant has been the operator of the restaurant for approximately ten years.
- ***That the requested use at the location will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site*** – The restaurant provides indoor only food and beverage service and the building itself is near the sidewalk and away from residences. The onsite parking areas are located primarily in the rear of the property between the adjacent residential area and the restaurant building. The property is separated from the adjacent residences by a wall.

- ***That the requested use at the location will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare*** – The restaurant is required to comply with all applicable health and safety codes and is subject to inspections from all licensing agencies. The conditional use permit requires that the permittee complies with all health and safety regulations.
- ***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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.*** – The site is fully developed. The parking permit authorizes the use of spaces on adjacent parcels to meet the total number of required parking spaces. The location of the additional parking spaces is conveniently located for the customers and employees of the restaurant.
- ***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*** – The property takes access from Rosemead Boulevard, which is a four lane street and is recognized as a Major Highway in the County Master Plan of Highways.
- ***That the proposed site is adequately served by other public or private service facilities as are required*** – The commercial property is served by adequate public infrastructure including utilities and is served by the local County Fire Department and Sheriff's Department stations.

The applicant must also meet the alcoholic beverage services burden of proof:

- ***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.*** (Section 22.56.195.B.1) - There is one church within 600 feet of the subject property (380 S. Rosemead Avenue). The nearest school is Hugo Reid Elementary School located at 1000 Hugo Reid Dr., which is approximately 1,500 feet to the east. The nearest park is located at the same location as the elementary school and is approximately 1,500 feet to the east. These sensitive uses are not located within a 600-foot radius of the subject property. The continued sale of a full line of alcoholic beverages will not adversely affect the economic welfare of the nearby community. The restaurant and the church are separated by a number of other commercial establishments. The properties are developed with other commercial buildings that buffer the two uses. The proposed alcohol sales are in conjunction with the operation of a full service restaurant and provide a service that is customarily associated with full service dining. Additionally, the restaurant has been in operation for approximately fifty (50) years within the vicinity of the church, and there have not been any reported issues.
- ***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.*** (Section 22.56.195.B.2) - The restaurant is sufficiently buffered in relation to any residential area within a 600-foot radius. The nearest residence is adjacent to the subject property to the east on Raymond Drive. The residential lot is buffered by a block wall. The development in the vicinity of the project is a mixture of commercial and single family residential. The subject property fronts Rosemead Boulevard and is located along

a street frontage which is commercial; single family residential is located directly across the street to the west and adjacent to the subject property to the east. The restaurant already sells a full line of alcoholic beverages.

- ***The requested use at the proposed location will not result in an undue concentration of similar premises*** (Section 22.56.195.B.3) – There is one establishment within a 500-foot radius of the site which sells beer and wine for on-site consumption. The sale of a full line of alcoholic beverages is incidental to serving food, and the applicant is already licensed by the State of California to sell a full-line of alcoholic beverages for on-site consumption. There is only one other restaurant within 500 feet of the subject property that serves alcoholic beverages, which is not an undue concentration as Rosemead is classified as a Major Highway and is a commercial destination for the largely residential surrounding area.
- ***The requested use at the proposed location will not adversely affect the economic welfare of the nearby community*** (Section 22.56.195.B.4) – The requested use (alcoholic beverage sales) has existed at this location for several decades and will continue to provide a full service dining experience to the surrounding community. As such, it has not adversely affected the economic welfare of the community.
- ***The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures*** (Section 22.56.195.B.5) – The project is not proposing any alterations to the exterior of the existing restaurant building. The restaurant has existed in this location for decades, and the exterior appearance has been and continues to be well kept. Therefore, the project will not cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

Parking Permit

According to Section 22.56.990 of the County Code, the applicant has requested a Parking Permit to authorize the use of off-site parking spaces in a shared parking arrangement. Based on an occupancy load of 90 persons, a restaurant use has a requirement of 30 parking spaces (1 space is required for each 3 persons as determined by the occupancy load). There are 12 spaces indicated on the subject property, leaving a deficit of 18 spaces. The applicant has requested a shared parking arrangement with two adjacent lots to offset the deficit. Parking will be shared with a retail establishment (paint store) at 460 S. Rosemead Ave to the north (10 parking spaces) and a dental office to the south at 480 S. Rosemead Ave (10 spaces). The hours of operation of the restaurant are complementary with the hours of the adjacent retail establishment and dental office.

The applicant has submitted agreements with adjacent property owners to allow for off-site parking. These parking agreements include the parking spaces shown on the Exhibit "A".

Zoning Ordinance and Development Standards Compliance

The subject property is subject to the development standards of the C-1 Zone and of the East Pasadena- San Gabriel CSD.

Countywide C-1 Zone Development Standards (Section 22.28.120) - The subject property complies with the development standards of the C-1 Zone.

- **Landscaped Areas** – The site is completely developed with an existing building and parking spaces and does not provide any landscaping. The landscaping requirement is ten (10) percent of total area (Section 22.28.120). The site does not currently meet the landscaping requirement, but the conditional use permit will be required to submit a landscaping plan to show adequate landscaped areas.
- **Parking Areas** – Parking is required to be provided as required by Part 11 of Chapter 22.52. Restaurants are required to provide the number of parking spaces equivalent to one parking space for each three persons of the occupancy load of the building. The restaurant has been certified for an occupancy load of 90 persons. Therefore, the existing restaurant would be required to provide a total of 30 parking spaces on-site. The site provides 12 parking spaces and an additional 23 parking spaces are provided off-site, for a total of 35 parking spaces. The applicant has applied for a Parking Permit to provide the required number of parking spaces in a combination of on-site and off-site locations. (Section 22.28.120.B)
- **Setbacks** – The site is developed and the subject property meets the setback requirements. (Section 22.28.120.C)
- **Architectural Appearance** – The building has an architectural design in keeping with the character of the neighborhood. The existing building's design is not detrimental to the public health, safety and general welfare of the community in which such use or uses are located. The applicant has submitted elevation diagrams showing the façade design showing that the style is compatible with residential areas and adjacent commercial uses. (Section 22.28.120.D)

East Pasadena- San Gabriel CSD - The subject property is within the East Pasadena-San Gabriel CSD, which was "established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the district." (Section 22.44.135) The subject property is subject to the (1) community-wide development standards and (2) zone-specific standards of the CSD:

- **Community-wide Development Standards (Section 22.44.135.C)** - The subject property complies with the community-wide development standards of the CSD. The existing freestanding sign is less than 30 feet in height and complies with the signage requirements of the CSD. (Section 22.44.135.C.b)
- **Zone-Specific Development Standards for the C-1 Zone (Section 22.44.135.D.3)** - The subject property complies with the C-1 zone-specific development standards of the CSD. The building is existing and meets the maximum height, maximum floor area, maximum lot coverage, and setback requirements. A condition will be added to require exterior lighting that is top-shielded or hooded to direct light away from adjacent parcels. (Section 22.44.135.D.3.e)

Neighborhood Impact/Land Use Compatibility

The restaurant is sufficiently buffered in relation to any residential area within a 600-foot radius. The nearest residence is adjacent to the subject property to the east on Raymond Drive. The residential lot is buffered by a block wall. The development in the vicinity of the project is a mixture of commercial and single-family residential uses. The subject property fronts

Rosemead Boulevard and is located along a commercial street frontage. There are single-family residences located directly across the street to the west and adjacent to the subject property to the east. The residential area to the west is sufficiently buffered because it is located across a major four-lane roadway. The residential area to the east is sufficiently buffered because there is a parking area and a wall separating the restaurant from the residences. The restaurant already sells a full line of alcoholic beverages and has served alcoholic beverages for several decades. There have not been any complaints received from the surrounding community, which indicates that the restaurant is operated in way that does not conflict with the surrounding neighborhood. The restaurant is located on a commercially designed and zoned property that is anticipated to provide uses to serve the neighboring residential community and furthers the goals of the General Plan for this community. The commercial zoning of the area is intended to benefit and serve the surrounding community.

Burden of Proof

The applicant is required to substantiate all facts identified by the following sections: Section 22.56.090 (conditional use permit), 22.56.195 (additional findings for alcoholic beverage sales) and Section 22.56.1020 (parking permit) of the County Code. The Burdens of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burdens of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The request is for the continuation of alcoholic beverage sales and for the continued use of off-site parking to provide the Code required number of parking spaces. As no new construction is being proposed, the County Department of Public Works is not required to comment.

No comments were received from the County Sheriff's Department.

The California Department of Alcoholic Beverage Control provided information that the site is not in a high-crime reporting district and that there is no overconcentration of on-site beverage sales.

PUBLIC COMMENTS

No public comments were received at the time of this staff report.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF 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:

Staff recommends approval of Conditional Use Permit No. 200900066 and Parking Permit No. 201100002 subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 1 (EXISTING FACILITIES) AND CLASS 5 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) CATEGORICAL EXEMPTIONS, AND APPROVE CONDITIONAL USE PERMIT NO. 200900066 AND PARKING PERMIT NO. 201100002, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL.

Prepared by Andrew Svitek, Regional Planning Assistant II
Reviewed by Mi Kim, Acting Section Head, Zoning Permits Section West

Attachments:

Draft Findings
Draft Conditions of Approval for the Conditional Use Permit
Draft Conditions of Approval for the Parking Permit
Applicant's Burden of Proof Statements
Environmental Document
Site Photographs
Site Plan
Land Use Map

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 96-205-(5)
PARKING PERMIT NO. 201100002**

PROJECT DESCRIPTION

The project is a request for a parking permit to authorize the maintenance of 18 required parking spaces in an off-site parking area, in a shared arrangement with adjacent properties, 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 ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional 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 Regional 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.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. 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.
8. **This grant shall terminate on August 5, 2037.** 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 parking permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. 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 restaurant and satisfaction of Condition No. 2 shall be considered use of this grant.
10. 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. 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 of **\$1,200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for six (6) inspections, approximately one inspection every five years. Inspections shall be unannounced. 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
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 Regional 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 24 hours of notification of such occurrence, 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 compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

PERMIT SPECIFIC CONDITIONS FOR PARKING PERMIT

17. The occupancy of the restaurant shall not exceed 90 persons.
18. This parking permit shall automatically terminate and cease to be in effect if the subject property ceases to be operated and maintained as a restaurant, and the required parking must be provided except as otherwise authorized by a new parking permit.
19. The parking permit shall automatically terminate if any of the available number of parking spaces available for the restaurant use is reduced below 30 spaces. As the parking permit authorizes a shared arrangement between uses with a need for parking spaces at complementary times, if there is a substantial change in the use or occupancy of the adjacent properties on which parking is being provided, then this parking permit shall terminate.

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 96-205-(5)
CONDITIONAL USE PERMIT NO. 200900066**

PROJECT DESCRIPTION

The project is a request for a conditional use permit to continue the sale of a full-line of alcoholic beverages (beer, wine, and distilled spirits) for on-site consumption at an existing restaurant, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional 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 Regional 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.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. 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.
8. **This grant shall terminate on August 5, 2022.** 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 and parking permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. 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 **restaurant with the sale of full-line of alcoholic beverages for on-site consumption**, and satisfaction of Condition No. 2 shall be considered use of this grant.
10. 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. 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 of **\$2,400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for twelve (12) annual inspections. Inspections shall be unannounced.

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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall

be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
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 Regional 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 24 hours of notification of such occurrence, 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 compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

PERMIT SPECIFIC CONDITIONS FOR ALCOHOL SALES

17. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
18. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code 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.
19. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the

LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.

20. 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.
21. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
22. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.
23. This grant authorizes the sale of alcoholic beverages from 11 a.m. to 12:00 a.m. every day of the week.
24. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
25. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu.
26. All servers of alcoholic beverages shall be at least 18 years of age.
27. There shall be no music or other noise audible beyond the restaurant premises.
28. The sale and serving of alcoholic beverages for consumption outside the restaurant shall be prohibited.

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

470 S. Rosemead Ave
Pasadena, CA 91107-4940

LICENSE TYPE: 42-Original

1. CRIME REPORTING DISTRICT

Pasadena Jurisdiction unable to provide statistical data.

Reporting District: _____

Total number of reporting districts: _____

Total number of offenses: _____

Average number of offenses per district: _____

120% of average number of offenses: _____

Total offenses in district: _____

Location is within a high crime reporting district: Yes / No

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 4631.01

Population: 2458 / County Ratio 1:1147

Number of licenses allowed: 3

Number of existing licenses: 7

Undue concentration exists: Yes / No

Letter of public convenience or necessity required: Governing Body / Applicant

Three time publication required: Yes / No

D. Almonte
Person Taking Application

Investigator

Supervisor

8/19/11

Over



**California Department of Alcoholic Beverage
 Control
 For the County of LOS ANGELES - (On-Sale
 Licenses)
 and Census Tract = 4631.01**

Report as of 8/19/2011

| License Number | Status | License Type | Orig. Iss. Date | Expir Date | Primary Owner and Premises Addr. | Business Name | Mailing Address | Geo Code |
|----------------|--------|--------------|-----------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------|----------|
| 1) 291437 | ACTIVE | 48 | 1/18/1994 | 10/31/2011 | SHEPARD, SONNIE H 3739 E COLORADO BLVD PASADENA, CA 91107 Census Tract: 4631.01 | R PLACE | | 1900 |
| 2) 298953 | ACTIVE | 47 | 9/27/1994 | 8/31/2011 | DON FRANCO ENTERPRISES 470 S ROSEMEAD BLVD PASADENA, CA 91107-4940 Census Tract: 4631.01 | NIKKI CS RESTAURANT | | 1900 |
| 3) 331888 | ACTIVE | 41 | 9/12/1997 | 8/31/2011 | FORESIGHT INVESTMENT GROUP INC 3777 E COLORADO BLVD PASADENA, CA 91107 Census Tract: 4631.01 | YANG CHOW RESTAURANT | | 1900 |
| 4) 385974 | SUSPEN | 47 | 4/29/2002 | 3/31/2012 | FRANK & DEANS RESTAURANT GROUP INC 3768 E COLORADO BLVD PASADENA, CA 91107-3872 Census Tract: 4631.01 | SHOW THE | 13217 E VALLEY BLVD BASSETT, CA 91746 | 1900 |

| | | | | | | | | | |
|----|--------|--------|----|----------------------------|-----------|---------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------|------|
| 5) | 441368 | ACTIVE | 48 | 7/20/2006 | 2/29/2012 | AGDI INC 3772 E FOOTHILL BLVD PASADENA, CA 91107 Census Tract: 4631.01 | ESQUIRE BAR & LOUNGE | | 1900 |
| 6) | 504482 | ACTIVE | 42 | 7/21/2011 1:33:46 PM | 6/30/2012 | BEVERAGES & MORE INC 3730 E FOOTHILL BLVD PASADENA, CA 91107-2201 Census Tract: 4631.01 | BEVMO | 1470 ENEA CIRCLE, STE 1600 CONCORD, CA 94520- 5242 | 1900 |
| 7) | 509508 | ACTIVE | 41 | 6/28/2011 1:13:42 PM | 5/31/2012 | PRESIDENT THAI CORP. 498 S ROSEMEAD BLVD PASADENA, CA 91107-4940 Census Tract: 4631.01 | PRESIDENT THAI RESTAURANT | | 1900 |

--- End of Report ---

For a definition of codes, view our glossary.

U.S. Census Bureau
American Factfinder | [Home](#) | [Search](#) | [Advanced Search](#) | [Help](#)

Search

You are here: [Main](#) > [Search](#) > [Advanced Geography Search](#)

[general search](#) [keyword](#) [geography](#)

Choose a geography selection method

[list](#) [name search](#) [address search](#) [map](#)

■ **Select a year and program**

Census 2000

■ **Enter a street address, city and state, or a street address and ZIP code. Click 'Go'**

Street Address [Quick tips](#)

470 s rosemead ave

City

State

ZIP Code

pasadena

California

■ **Geographies containing 470 S Rosemead Blvd , Pasadena , California, 91107:**

Select a geography and click 'OK'

State: California

... County: Los Angeles County

... County Subdivision: Pasadena CCD

... Census Tract: Census Tract 4631.01

... Block Group: Block Group 2

... Block: Block 2016

... Place: East Pasadena CDP

... Congressional District - 106th: Congressional District 28 (106th Congress)

 [Explain
Census
Geography](#)





CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

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

A. That the requested use at the location will not:

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

THE RESTAURANT IS LOCATED OVER 500' FROM THE ONLY "SENSITIVE" PROPERTY IN THE AREA, WHICH IS A PENTECOSTAL CHURCH THAT ALREADY OPERATES SAFELY AND SUCCESSFULLY WITH OTHER COMMERCIAL DEVELOPMENT SITUATED MORE CLOSELY TO IT THAN THE RESTAURANT

B. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

THE SITE HAS PROVEN MORE THAN ADEQUATE IN ALL RESPECTS SINCE IT BEGAN USE AS A RESTAURANT FACILITY OVER 50 YEARS AGO.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

TRAFFIC FLOW AND CAPACITY WERE WELL-CONSIDERED IN THE ORIGINAL PROPERTY SITE PLANNING, AND HAVE PROVEN SAFE AND EFFECTIVE TO THE CURRENT DAY.

ADDENDUM BURDEN OF PROOF, ALCOHOLIC BEVERAGE SALES Section 22.56.195

1. 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 SUBJECT RESTAURANT IS SAFELY REMOVED AT A DISTANCE BY $\pm 500'$ TO THE NORTH, FROM THE SENSITIVE USE (CHURCH) AND SEPARATED BY OTHER PHYSICAL COMMERCIAL DEVELOPMENT.

2. 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;

THIS RESTAURANT IS ORIENTED IN A WESTERLY DIRECTION WITH THE MAIN BULK OF THE BUILDING FRONTING ON ROSEMEAD BLVD. A PARKING AREA, IN THE REAR OF THE SITE, PROVIDES ADDITIONAL BUFFERING TO RESIDENTIALLY ZONED PROPERTIES.

3. That the requested use at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within a 500 foot of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment;

THERE IS ONLY ONE OTHER RESTAURANT USE LICENSED FOR ON-SITE ALCOHOLIC BEVERAGE SALES WITHIN THE SPHERE OF INFLUENCE WHICH DOES NOT REPRESENT AN UNDUE CONCENTRATION OF SIMILAR PREMISES.

4. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community;

THE OPERATION OF THIS RESTAURANT WILL ADD TO THE ECONOMIC BASE OF THE COMMUNITY, WITH AN EXCHANGE OF GOODS & SERVICES, CONVEY TAX REVENUES TO VARIOUS MUNICIPALITIES AND PROVIDE JOBS TO A LOCAL WORKFORCE.

5. 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 said neighborhood;

THE COMMERCIAL BUILDING AND RESTAURANT USE HAVE BEEN IN PLACE SINCE 1953 AND THERE WILL BE NO PHYSICAL MODIFICATIONS OR ALTERATIONS MADE TO THE STRUCTURE, ONLY THE INCLUSION OF ALCOHOLIC BEVERAGES.

Nikki C's Restaurant (subject property)
470 S. Rosemead Blvd.
Pasadena Ca. 91107

Zoning Permit Application Checklist

In regards to Item #14, supplemental information required for alcoholic beverage sales:

- (A) Burden of Proof for Alcoholic Beverage Sales (see next page)

- (B) One establishment south, at 490 S. Rosemead Blvd.,
'President Thai Restaurant' provides on-site beer and wine during the lunch and dinner hour, 11:00 am to 9:00 pm daily

- (C) Pentecostal Church is located at 380 S. Rosemead Blvd.,
(only property in this category is located the farthest from the subject property on the 600' radius map)



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



PARKING PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1020, the applicant shall substantiate the following:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.

THERE ARE MORE SPACES AVAILABLE THAN
THAT ARE USED

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.

TO DATE, NO PROBLEMS HAVE ARISEN FROM
NOT HAVING ENOUGH PARKING SPACES

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.

SURROUNDING PARKING LOTS / SPACES ARE
AVAILABLE (IF NEEDED) ANYTIME

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.

TO DATE, NO PROBLEMS HAVE ARISEN

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

PROPOSING CONTINUATION OF A LIQUOR LICENSE,
"CUP" NECESSARY, NO OTHER REASONS, NO PLANNED
ADDITIONS.

LOS ANGELES COUNTY LETTERGRAM

| | | | |
|-----------|-------------|-------------|----------------------------------------------|
| TO | FILE | FROM | Andrew Svitek Zoning Permits Section West |
|-----------|-------------|-------------|----------------------------------------------|

SUBJECT: ENVIRONMENTAL DETERMINATION **DATE: August 4, 2011**
PROJECT NO. 96-205-(5)
CONDITIONAL USE PERMIT NO. 200900066
PARKING PERMIT NO. 200900002

The project is located at 470 S. Rosemead Blvd in the unincorporated community of East Pasadena of Los Angeles County, between the major cross streets of Colorado Blvd and California Blvd. Rosemead Blvd, Colorado Blvd and California Blvd are designated as Major Highways in the Los Angeles County Plan of Highways. The properties to the north and south of the project site are developed with commercial buildings and residential areas are located to the west and east.

The proposed project is listed among the classes of projects that have been determined by the Secretary for Resources not to have a significant adverse effect on the environment and, therefore, the proposed project is exempt from the provisions of CEQA. Specifically, the project qualifies for Class 1 (Existing facilities) and Class 5 (Minor alterations in land use limitations) categorical exemptions (Title 14, Cal. Code of Regulations, Sections 15301 and 15305).

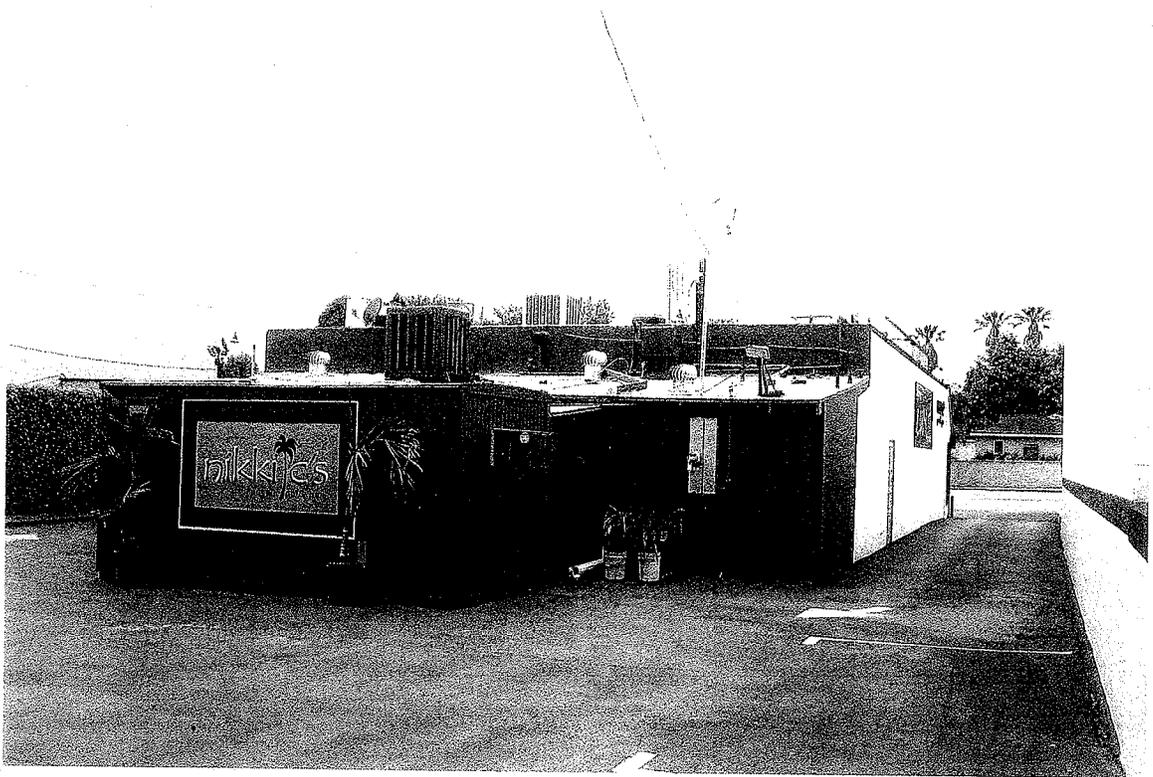
Pursuant to the Class 1 exemption, the project is the operation and maintenance of a restaurant which sells alcohol for on-site consumption, within an existing 3,200-square-foot building, with a total of 30 parking spaces, including 16 shared off-site parking spaces. The restaurant is currently operating with an alcohol permit and with off-site shared parking. No expansion of the current use is being proposed at this time.

Pursuant to the Class 5 exemption, the project is proposing a minor alteration in land use limitations by allowing the satisfaction of the parking requirements required by the restaurant use off-site as permitted by the parking permit provision of the Los Angeles County Zoning Ordinance. The Los Angeles County Environmental Document Reporting Procedures and Guidelines specifically states that parking permits are categorically exempt under this class of projects. (Appendix G. "Categorically Exempt Projects" under Class 5, paragraph "n").

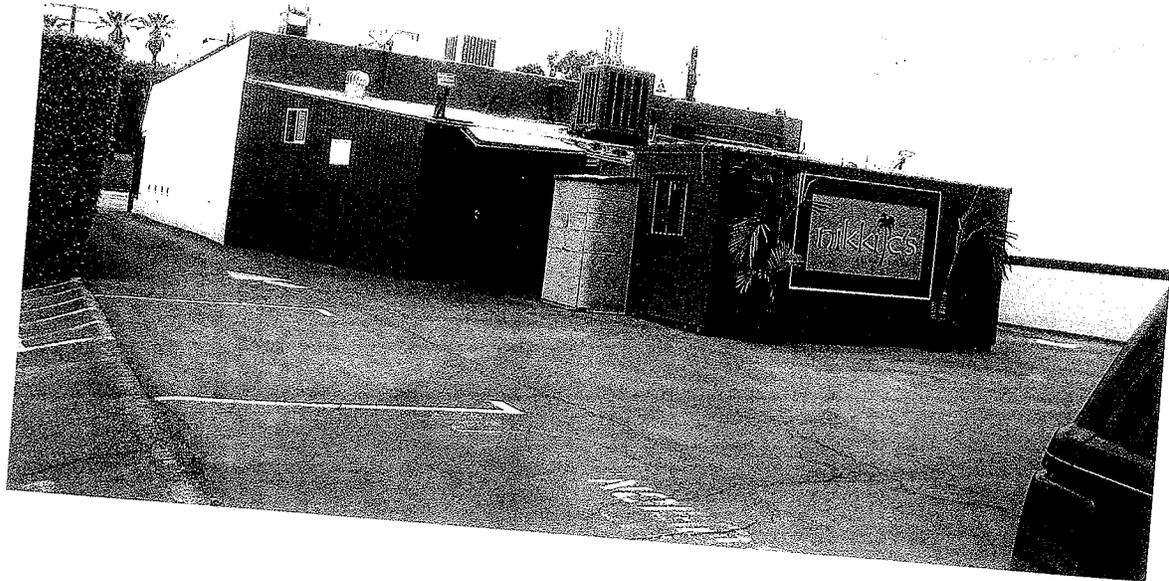
None of the exceptions to the exemptions listed in Section 5300.2 apply to this project because the project is located in a developed urbanized area which is in an area designated as Major Commercial in the General Plan and is currently zoned for commercial uses. The project will not have a significant impact on the environment because it is not located in a particularly sensitive environment. The project will not result in cumulative effects and will not a significant impact on the environment due to unusual circumstances.

If you have any questions regarding the above determination or the environmental document preparation, please contact Andrew Svitek of the Zoning Permits Section West at (213) 974-6462.

A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

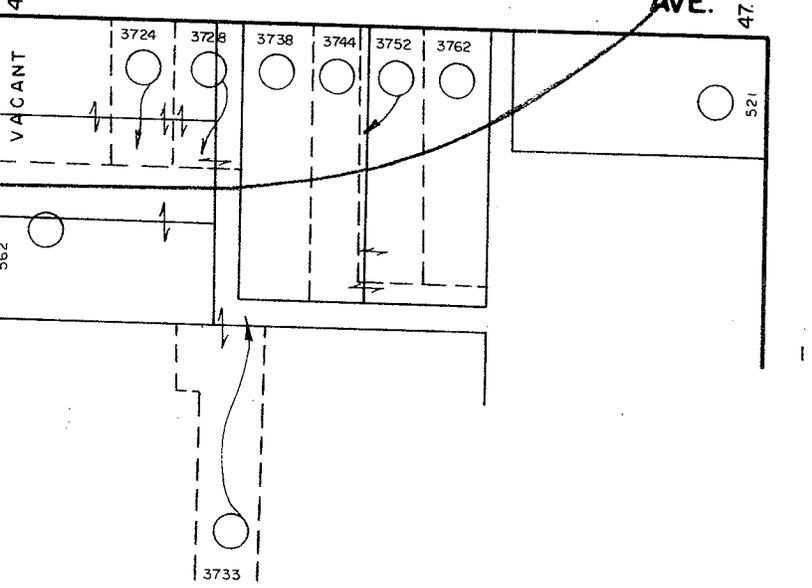
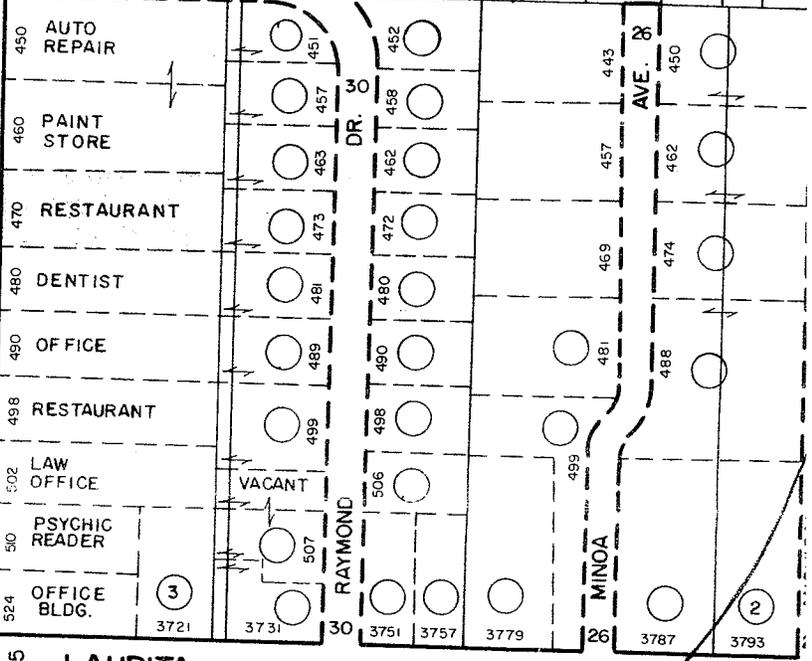
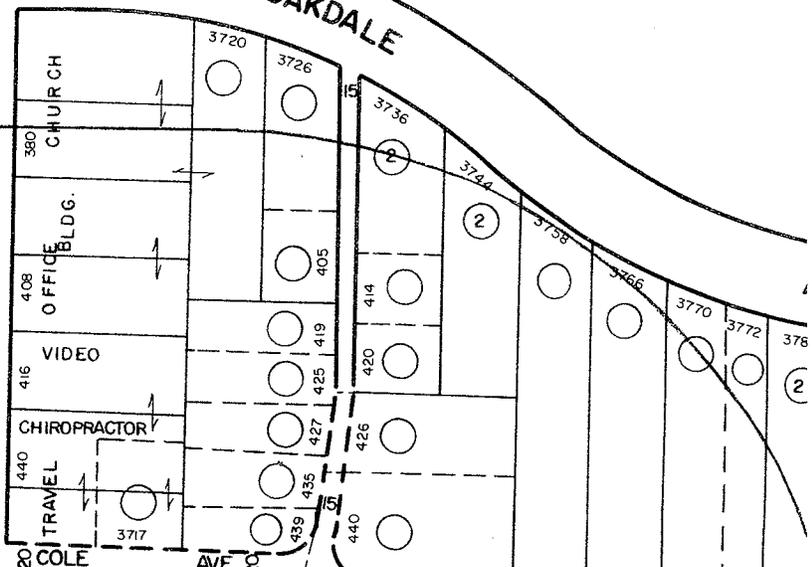
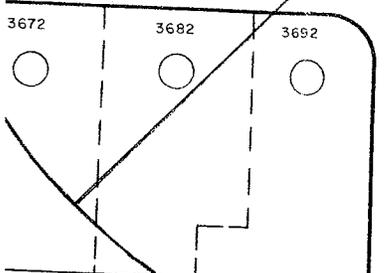
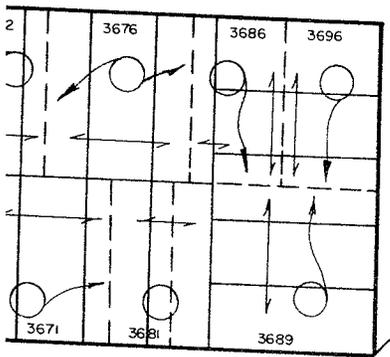
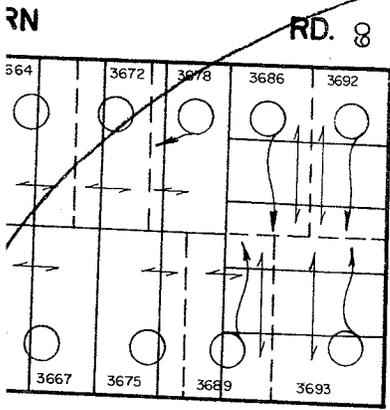
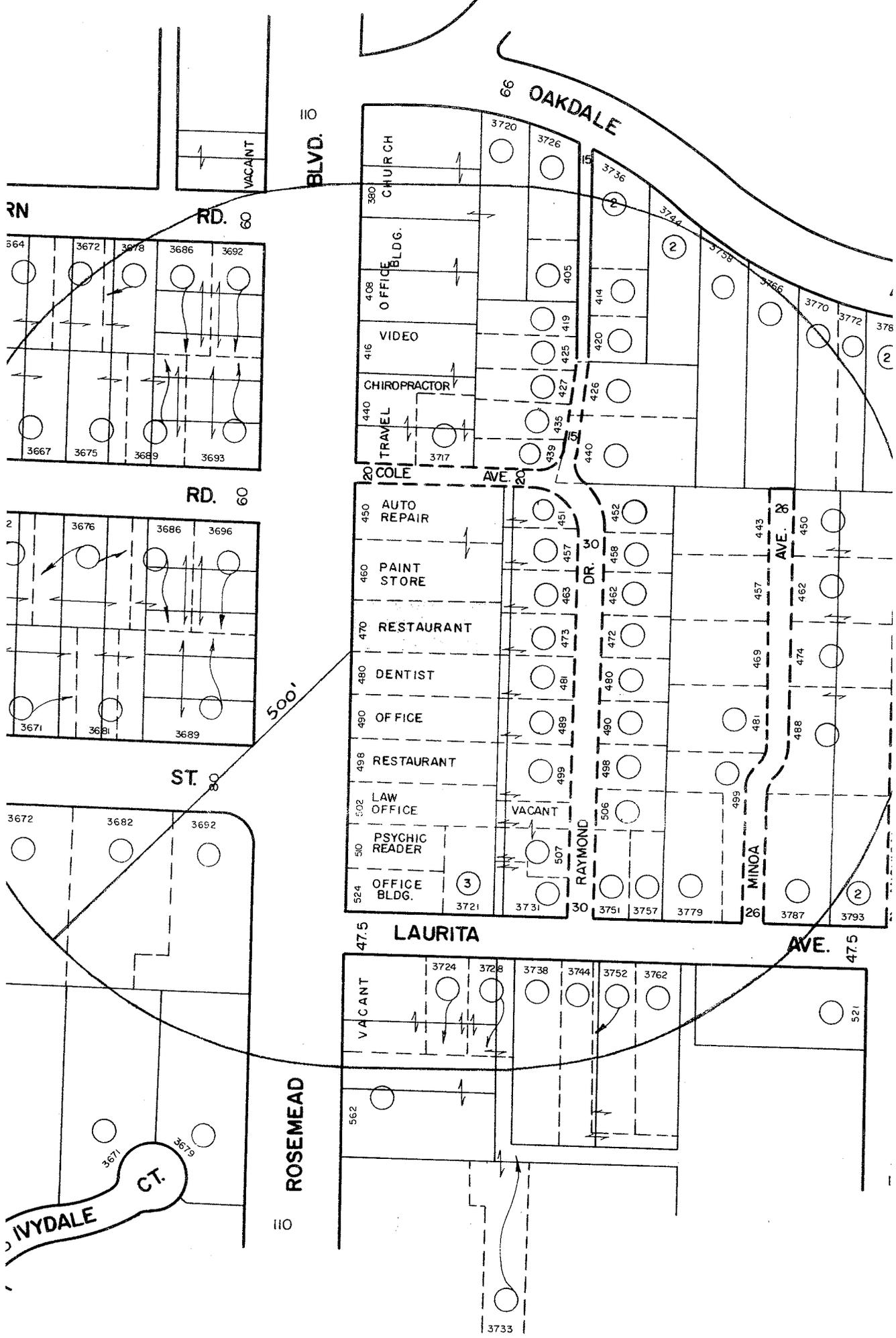








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500'

IVYDALE CT.

BLVD. 110

OAKDALE 66

RN

RD. 60

RD. 60

ST. 8

COLE AVE. 20

AVE. 20

DR. 30

RAYMOND

AVE. 28

MINOA

LAURITA 47.5

AVE. 47.5

ROSEMEAD 110

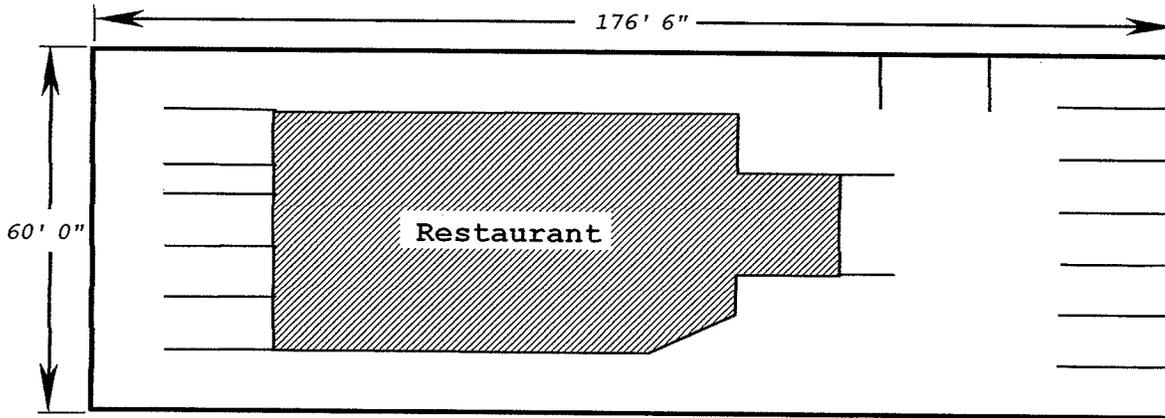
SUMMARY PLANSET

Date: May 31, 2009

NIKKI C'S RESTAURANT
470 S. ROSEMEAD BLVD.
PASADENA, CA 91107
TS-97-1713

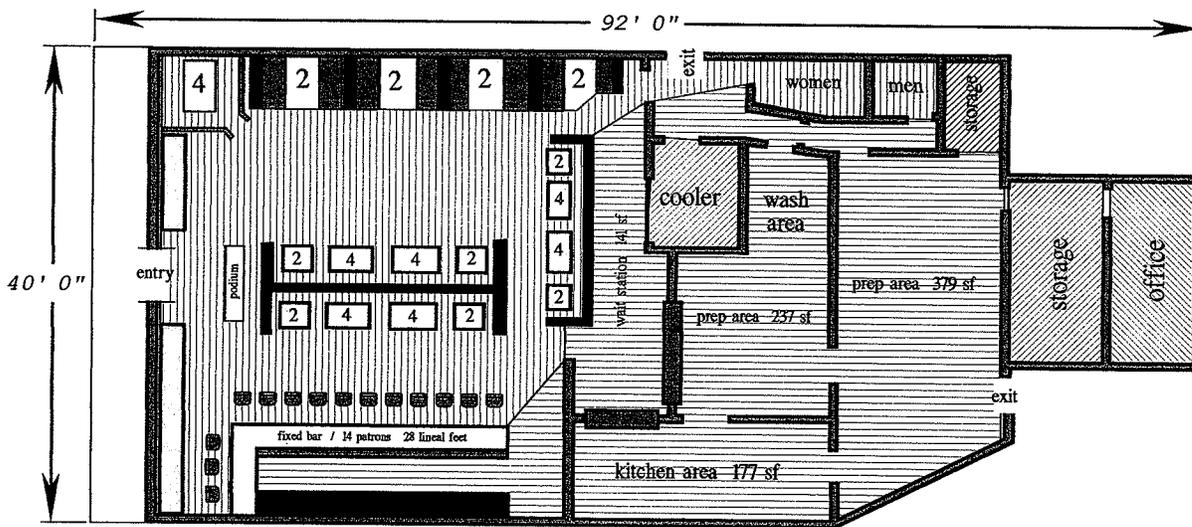
PLOT VIEW

Scale: 1"=5'



FLOOR PLAN

Scale: 1"=10'



ELEVATION

Scale: 1"=10'

