

PLANNING COMMISSION  
REGULAR MEETING

## Agenda

February 25, 2026, 7:00 PM



Chair  
Vice Chair

Gen Escobosa  
Diana Miranda-  
Dzib  
Roman Rodriguez  
Erik Peña  
Benny Arias

Commissioner  
Commissioner  
Commissioner

### Welcome to your Planning Commission Meeting

We welcome your interest and involvement in the City's legislative process. This agenda includes information about topics coming before the Planning Commission and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city's website and in the Office of the City Clerk.

**Please Note: Electronic devices are to be turned off while meetings are in session.**

### How to watch

The City of Baldwin Park provides two ways to watch a Planning Commission meeting:

#### In Person



Baldwin Park City Council Chambers,  
14403 E. Pacific Ave.,  
Baldwin Park, CA 91706

#### Online



Audio streaming will be available at

[https://www.youtube.com/channel/UCFLZ0\\_dDFRjy59rhiDZ13Fg/featured?view\\_as=subscriber](https://www.youtube.com/channel/UCFLZ0_dDFRjy59rhiDZ13Fg/featured?view_as=subscriber)  
[http://baldwinpark.granicus.com/ViewPublisher.php?view\\_id=10](http://baldwinpark.granicus.com/ViewPublisher.php?view_id=10)

### Reasonable Accommodations

Individuals with disabilities may request an agenda packet in appropriate alternative formats as required by the Americans with Disability Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. In compliance with the ADA, if you need special assistance for the meeting, please contact the City Clerk's Office at (626) 960-4011 ext. 466 or squinones@baldwinpark.com. within 24 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.

### Public Comments

The public is encouraged to address the Planning Commission or any of its Agencies listed on this agenda on any matter posted on the agenda or on any other matter within its jurisdiction. In accordance with Chapter 39 of the Baldwin Park Municipal Code, Speakers must address the Commission as a whole and refrain from making impertinent, slanderous, or profane remarks or disrupt the peace of the meeting. Speaker cards are available at the podium and by request with the Planning Commission Secretary.

### Public Communication

There is a three-minute speaking time limit. This is the time set aside to address the Planning Commission. Please notify the Planning Commission Secretary if you require the services of an interpreter. No Action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting [Government Code §54954.2]. If you wish to comment on agenda items and are unable to physically appear in person, please email your comments prior to 6:30 PM the date of the meeting to [pc-comments@baldwinpark.com](mailto:pc-comments@baldwinpark.com).

## **Notice Regarding California Environmental Quality Act (CEQA) Determinations**

Pursuant to CEQA, a "project" is defined as a "whole action" subject to a public agency's discretionary finding or approval that has the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment. "Projects" include discretionary activity by a public agency, a private activity that receives any public funding, or activities that involve the public agency's issuance of a discretionary approval and is not statutorily or categorically exempt from CEQA. (Pub. Res. Code § 21065.) To the extent that matters listed in this Agenda are considered "projects" under CEQA, their appropriate CEQA determination will be listed below each recommendation. If no CEQA determination is listed, it has been determined that the action does not constitute a "project" under CEQA.

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

## **PUBLIC COMMUNICATIONS**

## **CONSENT CALENDAR**

All items listed are considered to be routine business by the Planning Commission and will be approved with one motion. There will be no separate discussion of these items unless a Planning Commissioner so requests, in which case, the item will be removed from the general order of business and considered in its normal sequence on the agenda.

- **Action Minutes from November 12, 2025**

## **SET MATTERS - PUBLIC HEARINGS**

- 1) **The request for approval of a Conditional Use Permit to allow an Alcoholic Beverage Control (ABC) License Type 41 for on-sale of beer and wine in conjunction with an existing full-service restaurant (Grab-A-Crab) in the General Commercial zone (C-2), pursuant to Table 153.050.020 of the Baldwin Park Municipal Code. (Location: 14635 Baldwin Park Towne Center.; Applicant: Grab Crab BP LLC; Case Number: CP 26-01).**
  - a. Conduct a public hearing.
  - b. Find the proposed project is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the project is categorically exempt from CEQA under Guidelines Section 15301 (Existing Facilities) as the project consists of adding an ABC Alcohol License Type 41 to an existing restaurant.
  - c. **Adopt Resolution PC 26-01 approving CP 26-01 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK APPROVING ONSITE ALCOHOL SALES FOR BEER AND WINE (TYPE 41) IN CONJUNCTION WITH AN EXISTING FULL-SERVICE RESTAURANT (Grab Crab BP LLC) IN THE "C-2" GENERAL COMMERCIAL ZONING DISTRICT, PURSUANT TO TABLE 153.050.020 OF THE BALDWIN PARK MUNICIPAL CODE. (LOCATION: 14635 BALDWIN PARK TOWNE CENTER.; APPLICANT: GRAB CRAB BP LLC; CASE NO. CP 26-01)**

## **REPORTS OF OFFICERS**

- None

## **COMMISSION/ STAFF COMMUNICATIONS:**

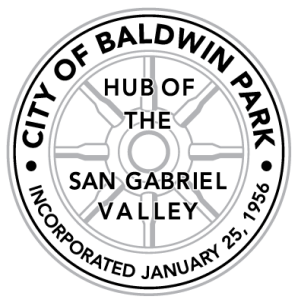
**ADJOURNMENT**

**CERTIFICATION**

I, Nick Baldwin, Planning Commission Secretary of the City of Baldwin Park hereby certify that, under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 19<sup>th</sup> day of February, 2026.

Planning Commission Secretary

For further information regarding agenda items, please contact the office of the City Planner at (626) 960-4011 ext. 475 or via e-mail at [nbaldwin@baldwinparkca.gov](mailto:nbaldwin@baldwinparkca.gov).



# ACTION MINUTES PLANNING COMMISSION OF THE CITY OF BALDWIN PARK

Baldwin Park City Hall  
14403 E. Pacific Avenue, Baldwin Park, California  
Council Chamber

Wednesday, November 12, 2025

7:10 P.M

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

<b>Members Present:</b>	Diana Miranda-Dzib, Vice-Chair Benny Arias, Commissioner Roman Rodriguez, Commissioner
<b>Staff Present:</b>	Nick Baldwin, City Planner Jesus Astorga-Rios, Associate Planner Yadira Carmona, Assistant Planner Ivy Tsai, City Attorney

**Note:** Vice Chair Miranda-Dzib excused Chair Escobosa and Commissioner Peña from Planning Commission meeting.

**ACTION:** Approved 3-0. Moved by Commissioner Rodriguez.  
Seconded by Commissioner Arias.

COMMISSIONER	VOTE
Miranda-Dzib	Yes
Arias	Yes
Rodriguez	Yes

## PUBLIC COMMUNICATIONS

Public Communications opened by Vice Chair Miranda-Dzib.  
No Public Communications were received  
Public Communications closed by Vice Chair Miranda-Dzib.

## CONSENT CALENDAR

Minutes from October 8, 2025.

**ACTION:** Approved 2-0. Moved by Commissioner Rodriguez  
Seconded by Vice-Chair Miranda-Dzib.

COMMISSIONER	VOTE
Miranda-Dzib	Yes
Arias	Abstain
Rodriguez	Yes

## PUBLIC HEARINGS

- 1) **The request for consideration of a Zoning Variance (ZV 25-04) to allow deviations from R-G (Garden Multi-Family Residential) Zone for the front, rear, and side setback requirements as well as the private open space requirement. The variance would facilitate the conversion and adaptive reuse of an existing 3,459-square-foot vacant commercial building into three (3) dwelling units and one (1) Accessory Dwelling Unit (ADU). (Location: 14650 Pacific Avenue; Applicant: Anuj Gupta; Case Number: ZV 25-04).**

- a. Conduct a public hearing.
- b. Find the proposed project is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) (“CEQA”) and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the project is categorically exempt from CEQA under Guidelines Section 15303 (New Construction or Conversion of Small Structures) in that it is limited to the adaptive reuse of an existing commercial structure into a four-unit residential development
- c. **Adopt Resolution PC 25-20 approving ZV 25-04: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK ADOPTING THE FINDINGS OF FACT AND APPROVING THE REQUEST FOR CONSIDERATION OF A ZONING VARIANCE (ZV 25-04) TO ALLOW DEVIATIONS FROM R-G (GARDEN MULTI-FAMILY RESIDENTIAL) ZONE FOR THE FRONT, REAR, AND SIDE SETBACK REQUIREMENTS AS WELL AS THE PRIVATE OPEN SPACE REQUIREMENT TO FACILITATE THE CONVERSION AND ADAPTIVE REUSE OF AN EXISTING 3,459-SQUARE-FOOT VACANT COMMERCIAL BUILDING INTO THREE (3) DWELLING UNITS AND ONE (1) ACCESSORY DWELLING UNIT (ADU))(LOCATION: 14650 PACIFIC AVENUE)**

Public Hearing opened by Vice Chair Miranda-Dzib.

Myungjong Lee from the applicant team spoke regarding the proposed project

Public Hearing closed by Vice Chair Miranda-Dzib

**ACTION:** Approved 3-0. Moved by Commissioner Rodriguez. Seconded by Commissioner Arias.

COMMISSIONER	VOTE
Miranda-Dzib	Yes
Arias	Yes
Rodriguez	Yes

## REPORTS OF OFFICERS

- Introduction of New Planning Commissioner: Benny Arias
-

**COMMISSION/STAFF COMMUNICATIONS**

- None

**ADJOURNMENT**

The Planning Commission adjourned the meeting at 7:34 p.m.

**ACTION:** Approved 3-0. Moved by Commissioner Arias  
Seconded by Commissioner Rodriguez.

<b>COMMISSIONER</b>	<b>VOTE</b>
Miranda-Dzib	Yes
Arias	Yes
Rodriguez	Yes

Approved as presented/amended by the Planning Commission at their meeting held on

\_\_\_\_\_ .

\_\_\_\_\_  
Nick Baldwin, Secretary  
Baldwin Park Planning Commission

# STAFF REPORT



**TO:** Chair and Members of the Planning Commission

**FROM:** Nick Baldwin, City Planner

**PREPARED BY:** Francisco Rodriguez, Planning Intern

**DATE:** February 25, 2026

**SUBJECT:** A request for approval of a Conditional Use Permit to allow an Alcoholic Beverage Control (ABC) License Type 41 for on-sale of beer and wine in conjunction with an existing full-service restaurant (Grab-A-Crab) in the General Commercial zone (C-2), pursuant to Table 153.050.020 of the Baldwin Park Municipal Code. (Location: 14635 Baldwin Park Towne Center.; Applicant: Grab Crab BP LLC; Case Number: CP 26-01)

**SUMMARY**

The applicant, Grab Crab BP LLC, is requesting the approval of a Conditional Use Permit to allow for alcohol sales in conjunction with a restaurant within an existing 8,037-square foot restaurant building. The project is located within the C-2, General Commercial Zone.

**RECOMMENDATION**

It is recommended that the Planning Commission:

- a. Conduct a public hearing.
- b. Find the proposed project is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) (“CEQA”) and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the project is categorically exempt from CEQA under Guidelines Section 15301 (Existing Facilities) as the project consists of adding an ABC Alcohol License Type 41 to an existing restaurant.
- c. Adopt Resolution PC 26-01 approving CP 26-01 “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK APPROVING ONSITE ALCOHOL SALES FOR BEER AND WINE (TYPE 41) IN CONJUNCTION WITH AN EXISTING FULL-SERVICE RESTAURANT IN THE “C-2” GENERAL COMMERCIAL ZONING DISTRICT, PURSUANT TO TABLE 153.050.020 OF THE BALDWIN PARK MUNICIPAL CODE. (LOCATION: 14635 BALDWIN PARK TOWNE CENTER.; APPLICANT: GRAB CRAB BP LLC; CASE NO. CP 26-01).

**BACKGROUND**

The subject property is located at 14635 Baldwin Park Towne Center. The subject site is currently developed as a single-use restaurant building, wherein the applicant, Grab Crab BP LLC, is the incoming occupant. The previous occupant, Sizzler, did not renew their business license as of March 1, 2024. The General Plan land use designation of the subject property is General Commercial which is consistent with the property’s C-2, General Commercial Zoning designation.

The table below identifies the existing land uses that surround the subject property:

**TABLE #1: SURROUNDING LAND USES**

Property Location	Zoning	Property Use
North	General Commercial (C-2), City of West Covina	Retail, Single-Family Residential
East	City of West Covina	Single-Family Residential
South	N/A	I-10 Freeway
West	General Commercial (C-2)	Restaurant, Retail

**DISCUSSION**

The applicant, (Grab Crab BP LLC) is requesting approval of a Conditional Use Permit for a restaurant with alcohol sales (Type 41 ABC License). Pursuant to Table 153.050.020 of the Baldwin Park Municipal Code, the sale of alcohol for on-site consumption in conjunction with restaurant use requires the approval of a Conditional Use Permit. Restaurants without alcohol sales are permitted by right.

*Hours of Operation*

The restaurant will be open Monday – Sunday from 12PM – 12AM. If granted, alcohol would be served to customers from 12PM to 11PM Monday – Sunday.

*Conditional Use Permit*

As noted Table 153.050.020 of the Baldwin Park Municipal Code, a restaurant use is permitted by right in the General Commercial Zone. However, any establishment, business, or facility that does not currently sell alcoholic beverages or requests an increase in alcohol license type is required to obtain a Conditional Use Permit to allow for the sale of alcoholic beverages to patrons. A Conditional Use Permit is required to mitigate the potential land use impacts commonly associated with establishments that sell alcohol to patrons. A Type 41 license allows the operator to sell beer and wine beverages to dine-in patrons of the restaurant. The previous occupant had operated with a Type 41 license, but due to that alcohol license expiring on May 31, 2019 and business license expiring on March 1, 2024, a new license and Conditional Use Permit must be applied for.

Staff has reviewed the application and determined that the request for on-sale beer and wine is in accordance with the Baldwin Park Municipal Code and will not be a detriment to the community. Grab Crab BP LLC is the incoming occupant and is proposing operations as a full-service restaurant, and available records show that there are no open or active Code Enforcement violations. Additionally, there have not been any calls for services from the Police Department associated with this business and location. Any calls for service have been for general nuisances due to the existing conditions of the establishment. As a part of their application, Grab Crab BP LLC, is not proposing additional changes to their proposed operations or floor area for the existing restaurant space. However, through a separate permit, Grab-A-Crab is proposing improvements to the exterior of the building. Additionally,

Grab Crab BP LLC has noted in their enclosed Justification Statement (Attachment #3) that they will establish requirements to make sure that alcohol is served safely. One of these requirements is to have Responsible Beverage Service (RBS) Certification training for their employees that will be handling or serving alcohol.

Approval of the Conditional Use Permit for on-sale beer and wine in conjunction with a restaurant is also in accordance with the City Council’s Administrative Policy #028, which states, “Promote conditional use permit applications for ‘Eating Places’, as defined by the (License Type 41 and/or 47)”.

*Census Tract Information*

The State Department of Alcoholic Beverages Control (ABC) authorizes on- and off- sale licenses by Census Tract. The subject restaurant is located within Census Tract 4052.03, which is authorized to have three (3) on-sale licenses and two (2) off-sale licenses. Table #2 below shows the number of active on- and off- sale licenses within Census Tract 4052.03:

**TABLE #2: EXISTING ALCOHOLIC BEVERAGE SALES (ON-SALE – OFF-SALE) IN CENSUS TRACT 4052.03**

Address	Business Name	Date of Expiration	License Type	Status
<b>14610 Baldwin Park Towne Center, Baldwin Park, CA 91706</b>	<b>Guadalajara Grill Restaurant</b>	<b>5/31/2026</b>	<b>Type 58</b>	<b>Active</b>
<b>14610 Baldwin Park Towne Center, Baldwin Park, CA 91706</b>	<b>Guadalajara Grill Restaurant</b>	<b>5/31/2026</b>	<b>Type 47</b>	<b>Active</b>
<b>14635 Baldwin Park Towne Center, Baldwin Park, CA 91706-5548</b>	<b>Courtyard by Marriott</b>	<b>1/31/2026</b>	<b>Type 68</b>	<b>Active</b>
<b>14635 Baldwin Park Towne Center, Baldwin Park, CA 91706-5548</b>	<b>Courtyard by Marriott</b>	<b>1/31/2026</b>	<b>Type 47</b>	<b>Active</b>
<b>14635 Baldwin Park Towne Center, Baldwin Park, CA 91706-5548</b>	<b>Courtyard by Marriott</b>	<b>1/31/2026</b>	<b>Type 48</b>	<b>Active</b>

Staff has determined that although there will be an increase of on-sale ABC licenses within the Census Tract, the incidental sale of alcohol in conjunction with a bona-fide restaurant will not have adverse impacts to the community. Per ABC’s standards, there will not be an overconcentration of alcohol uses in the area. The five (5) on-sale licenses belong to two (2) different establishments that have their own entitlements with conditions for the on-sale of alcohol. The granting of a Type 41 license to Grab Crab BP LLC will not create an additional impact to surrounding properties in the Census Tract, as measures will be put in place to avoid overserving patrons and serving alcohol to minors. In addition, with the added conditions of approval and those conditions required by ABC, the Applicant’s request will not be detrimental to the public.

## **GENERAL PLAN CONSISTENCY**

The project site is designated as “General Commercial” in the City of Baldwin Park General Plan. The proposed project is consistent with the following General Plan goal.

Land Use Goal 1.0: Balanced development in Baldwin Park. Maintain a balanced mix and distribution of land uses throughout Baldwin Park.

Land Use Policy 1.4: Create opportunities for two different levels of commercial development: (1) commercial uses that meet the retail and service needs of the local residents and employee populations, and (2) regional-serving retail commercial businesses that capture revenues from a broader population base.

## **FINDINGS OF FACT**

1. *The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this chapter.*

The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions in the City’s Zoning Code, as table 153.050.020 conditionally permits on site sale of alcohol in conjunction with a bona fide eating place in the General Commercial zone with an approval of a Conditional Use Permit by the City’s Planning Commission; and

2. *The use will not impair the integrity and character of the zone in which it is to be located.*

The use will not impair the integrity and character of the zone in which it is to be located. The property is located within the General Commercial zone which allows for uses that “provide areas for development or a broad range of retail, service, and entertainment designed to meet the shopping needs of the local residential and business communities.” Therefore, alcohol sales in conjunction with a full-service restaurant at the subject site is consistent with the integrity and character of the zone; and

3. *The subject site is physically suitable for the type of land use being proposed.*

The subject site is physically suitable for the type of land use being proposed. The subject site is fully developed, and existing restaurant building, making the site suitable for the facility; and

4. *The use is compatible with any land uses presently on the subject property.*

The use is compatible with any land uses presently on the subject property. The subject restaurant with alcohol sales provides a complimentary service to the surrounding community to have access to a desirable service. The use is also compatible with the commercial land uses adjacent and in proximity to the subject site; and

5. *The use will be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.*

The use will be compatible with existing and future land uses within the zone and the general area which the subject restaurant with alcohol sales is located, given that the parcel has a General Commercial land use designation; and

6. *Adequate provisions for water, sewer and public utilities and services are available to ensure that the use will not be detrimental to public health and safety.*

Adequate provisions for water, sewer and public utilities and services are available to ensure that the use will not be detrimental to public health and safety. The existing tenant space has all utilities and services already connected and therefore the restaurant with alcohol sales will not be detrimental to public health and safety; and

7. *Adequate provisions for public access are available to serve the use.*

Adequate provisions for public access are available to serve the use. The site has direct vehicular and pedestrian access to Garvey Ave and secondary access from Puente Avenue. Additionally, adequate sidewalks provide both pedestrians with safe and convenient access to the site. The site's access to sidewalks, streets and highways are adequate in width and pavement type to carry the quantity of traffic generated by the existing restaurant; and

8. *The use is consistent with the General Plan.*

The use is consistent with the General Plan. Land Use Goal 1.0 Balanced Development in Baldwin Park. Maintain a balanced mix and distribution of land uses throughout Baldwin Park; and

9. *The use will not be detrimental to the public interest, health, safety, convenience, or welfare.*

The use will not be detrimental to the health, safety, convenience, or welfare in that the restaurant will ensure no off-site alcohol sales will be permitted. Parking is adequate for the proposed use and is not expected to negatively impact the site. The proposed use is a continuation of the previous use and there is no proposed addition to the square footage that would affect the parking spaces needed. The facility will operate in substantial conformance to all conditions of approval as identified in the resolution of approval.

## **CEQA REVIEW**

The Conditional Use Permit application CP 26-01 is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1 (Existing Facilities in that it consists of allowing an existing full-service restaurant to sell alcohol to dine-in patrons). Therefore, no further environmental analysis is required. A Notice of Public Hearing was posted at City Hall on Thursday February 12, 2026. Public Hearing Notices were mailed on the same day to all property owners within a 300-foot radius of the subject site

## **ATTACHMENTS**

- #1, Resolution PC 26-01
- #2, Project Plans
- #3, Business Operations Plan and Justification Statement
- #4, Vicinity Map
- #5, Policy No. 28

**Attachment #1**  
**PC Resolution No. 26-01**

## RESOLUTION PC 26-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK APPROVING ONSITE ALCOHOL SALES FOR BEER AND WINE (TYPE 41) IN CONJUNCTION WITH AN EXISTING FULL-SERVICE RESTAURANT IN THE “C-2” GENERAL COMMERCIAL ZONING DISTRICT, PURSUANT TO TABLE 153.050.020 OF THE BALDWIN PARK MUNICIPAL CODE. (LOCATION: 14635 BALDWIN PARK TOWNE CENTER; APPLICANT: GRAB A CRAB BP LLC; CASE NO. CP 26-01).**

THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK DOES HEREBY RESOLVE AS FOLLOWS:

**SECTION 1.** The Planning Commission of the City of Baldwin Park does hereby find, determine, and declare as follows:

(a) An application (“Application”) for a Conditional Use Permit was submitted on behalf of the owner of certain real properties, located at 14635 Baldwin Park Towne Center, in the City of Baldwin Park, described more particularly in the Application on file with the City Planner; and

(b) The Applicant sought approval of a Conditional Use Permit to allow alcohol use in conjunction with a restaurant according to Table 153.050.020 of the Baldwin Park Municipal Code; and

(c) A duly noticed public hearing was held on February 25, 2026, and said Application was considered by the Planning Commission, and based upon evidence presented including applicable staff reports and each member of the Commission being familiar with the property, it was determined that the facts as required by the Baldwin Park Municipal Code for the granting of such Application are present and that the Conditional Use Permit should be approved subject to the terms of this Resolution; and

(d) Each fact set forth in the staff report dated February 25, 2026, prepared by Francisco Rodriguez, Planning Intern to the Chair and Planning Commissioners (“Staff Report”) is true and correct.

**SECTION 2.** The Planning Commission does hereby adopt the following Findings of Fact applicable to all Conditional Use Permits:

(a) **Conditionally permitted.** The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions in the City’s Zoning Code, as table 153.050.020 conditionally permits on site sale of alcohol in conjunction with a bona fide eating place in the General Commercial zone with an approval of a Conditional Use Permit by the City’s Planning Commission; and

**(b) Zone integrity and character.** The use will not impair the integrity and character of the zone in which it is to be located. The property is located within the General Commercial zone which allows for uses that “provide areas for development or a broad range of retail, service, and entertainment designed to meet the shopping needs of the local residential and business communities.” Therefore, alcohol sales in conjunction with a full-service restaurant at the subject site is consistent with the integrity and character of the zone; and

**(c) Site suitability.** The subject site is physically suitable for the type of land use being proposed. The subject site is fully developed restaurant building, making the site suitable for the facility; and

**(d) Existing compatibility.** The use is compatible with any land uses presently on the subject property. The subject restaurant with alcohol sales provides a complimentary service to the surrounding community to have access to a desirable service. The use is also compatible with the commercial land uses adjacent and in proximity to the subject site; and

**(e) Future compatibility.** The use will be compatible with existing and future land uses within the zone and the general area which the subject restaurant with alcohol sales is located, given that the parcel has a General Commercial land use designation; and

**(f) Utilities and services.** Adequate provisions for water, sewer and public utilities and services are available to ensure that the use will not be detrimental to public health and safety. The existing tenant space has all utilities and services already connected and therefore the restaurant with alcohol sales will not be detrimental to public health and safety; and

**(g) Public Access.** Adequate provisions for public access are available to serve the use. The site has direct vehicular and pedestrian access to Garvey Avenue and secondary access from Puente Avenue. Additionally, adequate sidewalks provide both pedestrians with safe and convenient access to the site. The site’s access to sidewalks, streets and highways are adequate in width and pavement type to carry the quantity of traffic generated by the existing restaurant; and

**(h) General Plan consistency.** The use is consistent with the General Plan. Land Use Goal 1.0 Balanced Development in Baldwin Park. Maintain a balanced mix and distribution of land uses throughout Baldwin Park; and

**(i) Safety and welfare.** The use will not be detrimental to the health, safety, convenience, or welfare in that the restaurant will ensure no off-site alcohol sales will be permitted. Parking is adequate for the proposed use and is

not expected to negatively impact the site. The proposed use is a continuation of the previous use and there is no proposed addition to the square footage that would affect the parking spaces needed. The facility will operate in substantial conformance to all conditions of approval as identified in the resolution of approval.

**SECTION 3.** The Application, as herein above described below, and the same is hereby approved subject to the following conditions:

(a) That the property shall be developed and maintained in accordance with Attachments 1 - 5 to the staff report for CP 26-01, dated February 25, 2026; and

(b) That exterior improvements shall be made to the building including but not limited to repair or replacements of the column stone veneer as well as the repair and repainting of the wood trim; and

(c) That the sale of alcoholic beverages shall comply with business operations plan referred to as Attachment #3 to the staff report for CP 26-01, dated February 25, 2026, inclusive of the requirement to have all servers complete Alcohol Beverage Control's Responsible Beverage Service Training; and

(d) That signage be displayed to indicate 'No alcoholic beverages may be removed from premises; and

(e) That, if alcohol is to be served within the outdoor patio, all outdoor seating shall be secured by gate to accommodate ABC standards; and

(f) That any permanent or temporary signage shall require a sign permit and shall be made in accordance with the City's sign regulations within thirty (30) days of Planning Commission approval of this conditional use permit; and

(g) That alcoholic beverages shall be served and/or sold with a meal and not items that are considered to snack food (e.g. chips, pretzels, peanuts and the like); and

(h) That provisions to provide public transportation information to those patrons who appear intoxicated. If public transportation is not available, a taxi shall be called. The restaurant shall maintain an up-to-date list of taxi services within Baldwin Park; and

(i) That the business owner and manager of the establishment shall be strictly accountable for compliance with all conditions imposed as part of this Conditional Use Permit, whether or not the owner or manager are personally present at the location; and

(j) That no dancing or live entertainment was proposed or approved as part of this application; and

(k) That a copy of this resolution shall be kept at the front counter at all times and available for review by public safety personnel and other authorized City staff; and

(l) That the business owner and manager of the establishment shall install a closed-circuit television system (CCTV) consisting of interior and exterior surveillance cameras and a digital video recorder (DVR) for recording surveillance camera footage. Cameras shall be installed to monitor the entrances, exits and customer area of the establishment. All DVR footage shall remain stored for a minimum of thirty (30) days and shall remain locked in the manager's office and accessible only to the business owner or management. The DVR footage shall also be made available for review upon reasonable request to City law enforcement or any City Community Enhancement Officer.; and

(m) That current emergency notification information shall be kept and maintained on file with the Police Department; and

(n) That the approved use shall not create a public nuisance as defined in the Municipal Code; and

(o) That The site shall comply with the requirements of the California Department of Alcoholic Beverage Control (ABC) and shall be maintained in a manner consistent with the definition of a "bona fide eating place" as defined by Section 23038 of the California Business and Professions Code; and

(p) That the permitted occupancy or total number of patrons to enter the restaurant shall be restricted per applicable Building and Fire Codes whichever is less; and

(q) That the use shall be operated, and the subject property be maintained in a neat and orderly manner; and the site shall be kept free of litter and that all graffiti (throughout the property) shall be removed within twenty-four (24) hours at the expense of the applicant and/or owner; and

(r) That the applicant shall obtain any all-applicable State and Federal Licenses prior to obtaining a business license from the City of Baldwin Park; and

(s) That except for all ongoing conditions of approval, the Applicant shall comply with all conditions of approval within one (1) year of the effective date of this Resolution PC 26-01 or CP 26-01 shall become null and void; and

(t) The applicant/ business owner shall comply with the conditions of approval within this resolution. If repeated nuisance complaints pertaining to the alcohol service at this restaurant are received, the Community Development Department Director reserves the right to call this approval before the Planning Commission for amendment or revocation.

(u) That the application shall sign a notarized affidavit within ten (10) days after the date of this resolution stating that the applicant has read and accepts all of the conditions of approval.

**SECTION 4.** The Secretary shall certify to the adoption of this Resolution and forward a copy hereof to the City Clerk and the Applicant.

PASSED AND APPROVED this 25<sup>th</sup> day of February 2026.

---

GEN ESCOBOSA, CHAIR  
BALDWIN PARK PLANNING COMMISSION

ATTEST:

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss.  
CITY OF BALDWIN PARK }

I, NICK BALDWIN, Secretary of the Baldwin Park Planning Commission, do hereby certify that the foregoing Resolution No. PC 26-01 was duly and regularly approved and adopted by the Planning Commission at a regular meeting thereof, held on the 25<sup>th</sup> day of February, 2026 by the following vote:

AYES: COMMISSIONERS: \_\_\_\_\_

NOES: COMMISSIONERS: \_\_\_\_\_

ABSTAIN: COMMISSIONERS: \_\_\_\_\_

ABSENT: COMMISSIONERS: \_\_\_\_\_

---

NICK BALDWIN  
BALDWIN PARK PLANNING COMMISSION

**Attachment #2**  
**Project Plans**

# GRAB A CRAB

(TENANT IMPROVEMENT ONLY)

14635-A Baldwin Park Towne Center, Baldwin Park, CA 91706

**Dependable Design Inc.**

615 LAS TUNAS DR. #205  
ARCADIA, CA 91007  
Tel: (626) 388-4919

All ideas, designs, arrangements and plans indicated or represented by this drawing are the property of Dependable Design Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Dependable Design Inc.

## GENERAL NOTES

1. AN APPROVED NUMBER OR ADDRESS MUST BE PROVIDED IN A POSITION THAT WILL BE PLAINLY VISIBLE FROM THE STREET, OR ROAD FRONTING THE PROPERTY. NUMBERS ARE REQUIRED TO BE A MINIMUM OF 6 INCHES IN HEIGHT.
2. SPRINKLER SYSTEM PLANS FOR MODIFICATION, OR FOR NEW SYSTEMS, ARE PERMITTED SEPARATELY BY THE FIRE DEPARTMENT AND MUST BE APPROVED BEFORE WORK BEGINS. SUBMIT A MINIMUM OF THREE SETS OF DRAWINGS. THERE SHALL BE A CURRENT LETTER FROM THE WATER COMPANY VERIFYING FIRE FLOW DATA. (NOT REQUIRED FOR THIS PROJECT)
3. FIRE ALARM PLANS FOR MODIFICATIONS, OR FOR NEW SYSTEMS, ARE PERMITTED SEPARATELY BY THE FIRE DEPARTMENT AND MUST BE APPROVED BEFORE WORK BEGINS. SUBMIT A MINIMUM OF THREE SETS OF DRAWINGS. (NOT REQUIRED FOR THIS PROJECT)
4. EXISTING SYSTEM DEVICES MAY ONLY BE RE-USED IF THE INSTALLATION WILL COMPLY WITH CURRENT REQUIREMENTS.
5. KITCHEN HOOD FIRE PROTECTION SYSTEM PLANS ARE PERMITTED SEPARATELY BY THE FIRE DEPARTMENT AND MUST BE APPROVED BEFORE WORK BEGINS. SUBMIT A MINIMUM OF THREE SETS OF DRAWINGS.
6. CERTIFICATION OF INSTALLATION—THE INSTALLER SHALL, UPON COMPLETION OF INSTALLATION AND TESTING, PROVIDE THE NFPA 72 "CERTIFICATE OF COMPLIANCE" TO THE INSPECTORS STATING THAT THE SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
7. EXIT SIGNS AND EMERGENCY ILLUMINATION IS REQUIRED TO COMPLY WITH CBC.
8. THE POWER SUPPLY FOR EMERGENCY LIGHTING WILL NORMALLY BE SUPPLIED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF IT'S FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM THE EMERGENCY SYSTEM IF OCCUPANT LOADS ARE 100 OR MORE.
9. THE FIRE DEPARTMENT MUST BE CONTACTED A MINIMUM OF 3-5 DAYS IN ADVANCE TO SCHEDULE INSPECTIONS OR TESTING.
10. THE DEVELOPMENT SHALL CONFORM TO TITLE 19 AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, 2013 CFC, CBC, CMC, CEC.
11. ALL DECORATIVE MATERIALS AND FURNISHINGS MUST BE MADE FROM NON-FLAMMABLE MATERIAL OR BE TREATED AND MAINTAINED IN A FLAME RETARDANT CONDITION BY A LICENSED APPLICATOR. ALL FINISH MATERIALS NOT MORE THAN 1/4 INCH IN THICKNESS USED FOR FOLDING DOORS, ROOM DIVIDERS, DECORATIVE SCREENS AND SIMILAR APPLICATION THAT DON'T CREATE CONCEALED SPACES MUST BE FLAME RESISTANT. TITLE 19, CCR.
12. ANNUAL PERMITS MAY BE REQUIRED FROM THE FIRE DEPARTMENT AND SHALL BE DETERMINED BEFORE PROJECT COMPLETION.
13. ALL ROOMS USED FOR ASSEMBLY, CLASSROOMS, DINING ROOMS OR SIMILAR ROOMS, WITH AN OCCUPANT LOAD IN EXCESS OF 50 PERSONS MUST HAVE THE ROOM CAPACITY POSTED IN A CONSPICUOUS LOCATION. THE SIGN MUST BE DURABLE HAVING A CONTRASTING COLOR FROM THE BACKGROUND TO WHICH IT IS ATTACHED.
14. ALL EXIT DOORS FROM ASSEMBLY OCCUPANCIES SHALL NOT BE PROVIDED WITH A LATCH AND LOCK UNLESS IT IS A PANIC HARDWARE, UNLESS IT IS A MAIN EXIT DOOR FROM THE BUILDING AND THERE IS A SIGN OVER THE DOOR THAT STATES, "THIS DOOR IS TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED."
15. GLAZING IS REQUIRED TO BE FIRE RATED INCLUDING DOOR LIGHTS MUST BE PROVIDED WITH PERMANENTLY AFFIXED LABELS THAT STATE THE NAME AND LOGO OF A LISTING AGENCY OR USE ONLY THE WORDING "FIRE RESISTIVE" DOES NOT COMPLY WITH CBC.
16. ALL FIRE STOPPING SYSTEMS SHALL BE INSTALLED AS DETAILED IN THE INSTALLATION INSTRUCTION OF THE LISTING.

## FIRE DEPT. REQUIREMENTS

- 1) EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- 2) WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH TITLE 24, 2022 CBC.
- 3) 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.
- 4) EXIT SIGN SHALL BE PER TITLE 24, 2022 CBC.
- 5) 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.
- 6) AN APPROVAL FIXED FIRE EXTINGUISHER SYSTEM FOR THE KITCHEN HOOD, DUCTS AND COOKING SURFACES SHALL BE HANDLED BY THE LICENSED FIRE PROTECTION CO.
- 7) PROVIDE A "1A10BC" FIRE EXTINGUISHER WITH RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE OF ALL POINTS IN THE OCCUPANCY. EXTINGUISHERS SHALL BE MOUNTED IN EASILY ACCESSIBLE LOCATION AT 48" FROM THE TOP OF THE EXTINGUISHERS TO THE FINISHED FLOOR.
- 8) IN KITCHEN AREA, PROVIDE A "K" TYPE FIRE EXTINGUISHER, MOUNTED AT 48" AFF MAX. TO PROVIDED A RECESSED PORTION OF WALL TO MOUNT THE FIRE EXTINGUISHER. COORDINATE LOCATION OF THIS FIRE EXTINGUISHER WITH THE PULL STATION FOR THE HOOD SUPPRESSION SYSTEM TO BE LOCATED TOGETHER.
- 9) INSTALLATION OF EXH. HOOD EXTINGUISHING SYSTEM SHALL BE APPROVED UNDER SEPARATE PERMIT AND SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF BUILDING PERMIT.
- 10) FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIELD INSPECTOR.
- 11) THE LICENSED FIRE PROTECTION CO. IS RESPONSIBLE FOR THE U.L. APPROVAL SYSTEM NUMBER, THE SUBMISSION U.L. APPROVAL SCHEMATIC DRAW'G TO AREA INSPECTION UNIT.
- 12) INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH C.B.C.
- 13) COMMERCIAL DUMPSTERS 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 DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
- 14) THE MODIFICATION OF FIRE SPRINKLER SYSTEM (IF REQUIRE) WILL BE SEPARATELY SUBMITTED FOR PLAN CHECK AND PERMIT BY AN LICENSED FIRE PROTECTION CO.
- 15) EXTEND AND/OR MODIFY SPRINKLER AND LIFE SAFETY SYSTEM AS NEEDED

## HEALTH DEPT. REQUIREMENTS

1. ALL EQUIPMENT MUST BE LISTED BY NATIONAL SANITATION FOUNDATION (NSF) AND MEET APPLICABLE NSF INSTALLATION REQUIREMENT OR THEIR EQUIVALENT. ALL EQUIPMENT MUST BE ON SIX-INCH HIGH ROUND, WASHWASHABLE, WATERPROOF LEGS, OR PLACED ON CASTERS AND BE EASILY MOVABLE OR SEALED TO THE FLOOR AND COVERED WITH A 3/8- INCH RADIUS FOUR-INCH HIGH COVE.
2. ANY EQUIPMENT DISCHARGING LIQUID WASTER SHALL DRAIN TO A FLOOR SINK VIA LEGAL GAP (I.E. THREE COMPARTMENT SINK, FOOD PREPARATION SINK, WALK-IN COOLER, STEAM TABLE, ICE MACHINE, SODA MACHINE, ETC.)
3. FLOOR SINKS SHALL BE INSTALLED FLUSH WITH THE FLOOR SURFACE AND BE LOCATED SO AS TO BE READILY ACCESSIBLE FOR CLEANING AND REPAIR.
4. WITHIN 60 DAYS FROM THE COMMENCEMENT OF OPERATION, THE OWNER OR EMPLOYEE MUST HAVE SUCCESSFULLY PASSED AN APPROVED AND ACCREDITED FOOD CERTIFICATION EXAMINATION. THE FOOD SAFETY CERTIFICATION SHALL BE RETAINED ON FILE AT THE FOOD FACILITY AT ALL TIMES, AND SHALL BE MADE AVAILABLE FOR INSPECTION. THE RESPONSIBILITY OF THE CERTIFIED OWNER OR EMPLOYEE SHALL INCLUDE THE SAFETY OF FOOD PREPARATION AND SERVICE
5. FINAL INSPECTION AND APPROVAL IS REQUIRED PRIOR TO BEGINNING OPERATION. THIS DEPARTMENT REQUIRES AT LEAST FIVE (5) WORKING DAYS PRIOR NOTICE TO ARRANGE FOR FINAL INSPECTION.

## CODE OF DESIGN

2022 CALIFORNIA BUILDING CODE (CBC)  
2022 CALIFORNIA ELECTRICAL CODE (CEC)  
2022 CALIFORNIA MECHANICAL CODE (CMC)  
2022 CALIFORNIA PLUMBING CODE (CPC)  
2022 CALIFORNIA FIRE CODE (CFC)  
2022 CALIFORNIA ENERGY CODE (CEES)  
2022 CAL. GREEN BUILDING CODE (CGBSC)  
AND LOCAL GOVERNMENT CODE

**Dependable Design Inc.**  
615 LAS TUNAS DR. #205  
ARCADIA, CA 91007  
Tel: (626) 388-4919  
CIVIL ENGINEER  
YESHEN JASON CHEN  
615 LAS TUNAS DR. #205  
ARCADIA, CA 91007  
Tel: (626) 388-4919

## CONSTRUCTION NOTE:

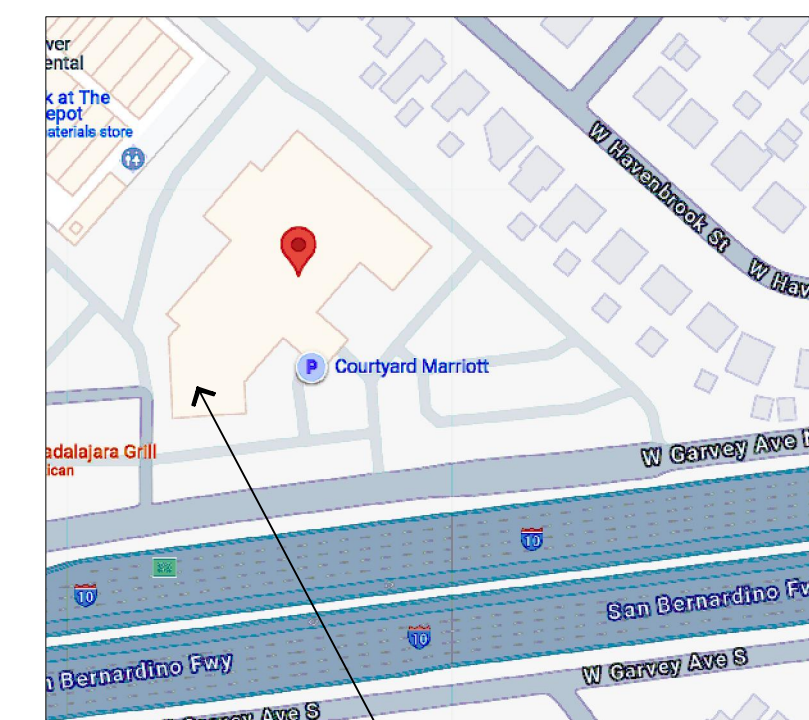
- 1) ALL CONSTRUCTION WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION.
- 2) THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING WORK, INCLUDING EXACT LOCATION, SIZE, DEPTH AND AVAILABILITY OF ALL UTILITIES CONCERNED. AND ALL CONSTRUCTION WORK MUST BE FOLLOW THE CITY AND HEALTH DEPARTMENT'S APPROVED PLANS.
- 3) ANY DISCREPANCIES AND / OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND THE CONTRACTOR AT THAT TIME. ANY CHANGES TO THE APPROVED PLAN, MUST BE BROUGHT TO THE PLAN CHECKERS ATTENTION.
- 4) GENERAL CONTRACTOR SHALL PROVIDE PROPER BACKING FOR ALL WALL MOUNTED EQUIPMENT AND SHELVING, REGULATIONS.
- 5) CONTRACTOR ACTIVITY SHALL NOT BEGIN BEFORE 7 A.M. OR CONTINUE LATER THAN 7 P.M. AND 6 P.M. ON SATDAY & SUNDAY & HOLIDAY

## OCCUPANCY

OCCUPANCY LOAD CALCULATION (CBC TABLE 1004.1.2)			
SECTION	AREA	OCCUPANCY LOAD	
DINING AREA	3578 S.F.	3578/15 = 77.6	239
OUTDOOR PATIO AREA	847 S.F.	847/15 = 77.6	57
BAR AREA	376 S.F.	376/15 = 77.6	25
PERP. & KITCHEN stc. AREA	1329 S.F.	1329 SF/200 = 3.5	7
ELECTRIC ROOM	68 S.F.	68 SF/200 = 1	1
RESTROOMS etc.	1839 S.F.	—	—
TOTAL	8037 S.F.		329

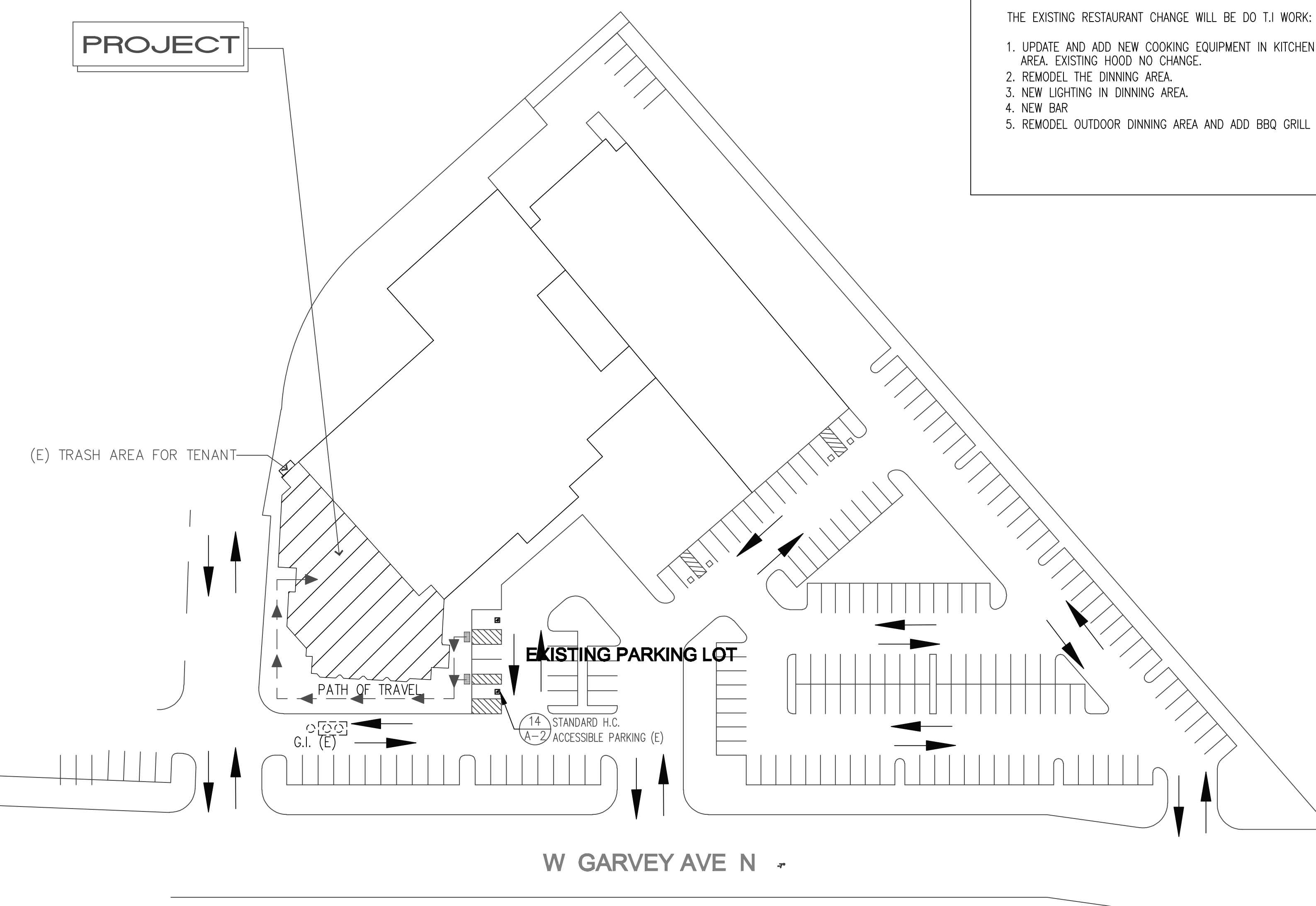
OCCUPANT LOAD SHALL BE 329 PEOPLE

## VICINITY MAP



## SITE PLAN

SCALE: 1/32" = 1'-0"



## SCOPE OF WORK

THE EXISTING RESTAURANT CHANGE WILL BE DO TJ WORK:

1. UPDATE AND ADD NEW COOKING EQUIPMENT IN KITCHEN AREA. EXISTING HOOD NO CHANGE.
2. REMODEL THE DINNING AREA.
3. NEW LIGHTING IN DINNING AREA.
4. NEW BAR
5. REMODEL OUTDOOR DINNING AREA AND ADD BBQ GRILL WITH GRIDDLE

## DATA

OWNER: Ting Cao  
TEL: (626) 708-3211  
ADDRESS: 14635-A BALDWIN PARK TOWNE CENTER,  
BALDWIN PARK, CA 91706

DATA:

- 1) PROJECT AREA: 8037 S.F
- 2) CONSTRUCTION TYPE: I-A, (EXISTING FIRE SPRINKLED)
- 3) OCCUPANCY GROUP: A2
- 4) STORY: ONE
- 5) EXISTING HVAC SYSTEM AND HOOD SYSTEM REMAIN NO CHANGE "ALL HVAC AND HOOD EQUIPMENT ARE EXISTING" ONLY NEW DUCTWORK.
- 6) NO ANY ALCOHOLIC IN THIS PERMIT.
- 7) EXTERIOR SIGN UNDER SEPARATE PERMIT BY SIGN CO.

\* DEFERRED SUBMITTALS: FIRE SPRINKLERS, KITCHEN EXTINGUISHING SYSTEM

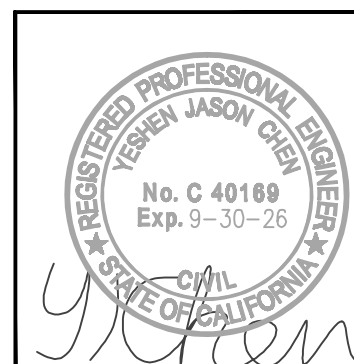
## INDEX

A-0	COVER SHEET
A-1	FLOOR PLAN
A-1.1	PROPOSED KITCHEN & RESTROOMS FLOOR PLAN
A-1.2	PROPOSED DINING & OUTDOOR DINING AREA FLOOR PLAN
A-1.3	EXISTING FLOOR PLAN
A-1.4	CEILING PLAN
A-1.5	EGRESS PLAN
A-2	ACCESSIBILITY REQUIRMENTS
GC-1	GREEN BUILDING CODE-1
GC-2	GREEN BUILDING CODE-2
GC-3	GREEN BUILDING CODE-3

E-1	ELECTRICAL NOTES & T-24
E-2	LIGHTING PLAN
E-3	POWER PLAN
E-4	ELECTRICAL T-24
M-1	MECH. NOTES
M-2	HVAC PLAN
P-1	PLUMBING NOTES
P-2	PLUMBING PLAN

(TENANT IMPROVEMENT ONLY)  
**GRAB A CRAB**

PROJECT LOCATION:  
14635-A Baldwin Park Towne Center, Baldwin Park, CA 91706



DATE:	REVISION:

Date:	11/21/24
Job No:	C241149
Design By:	JENNY
Drawn By:	IVY
Scale:	AS SHOW ON

Sheet title:

COVER SHEET

Sheet

**A-0**

(TENANT IMPROVEMENT ONLY)  
**GRAB A CRAB**

14635-A Baldwin Park Towne Center, Baldwin Park, CA 91706

PROJECT LOCATION:

DATE:	REVISION:

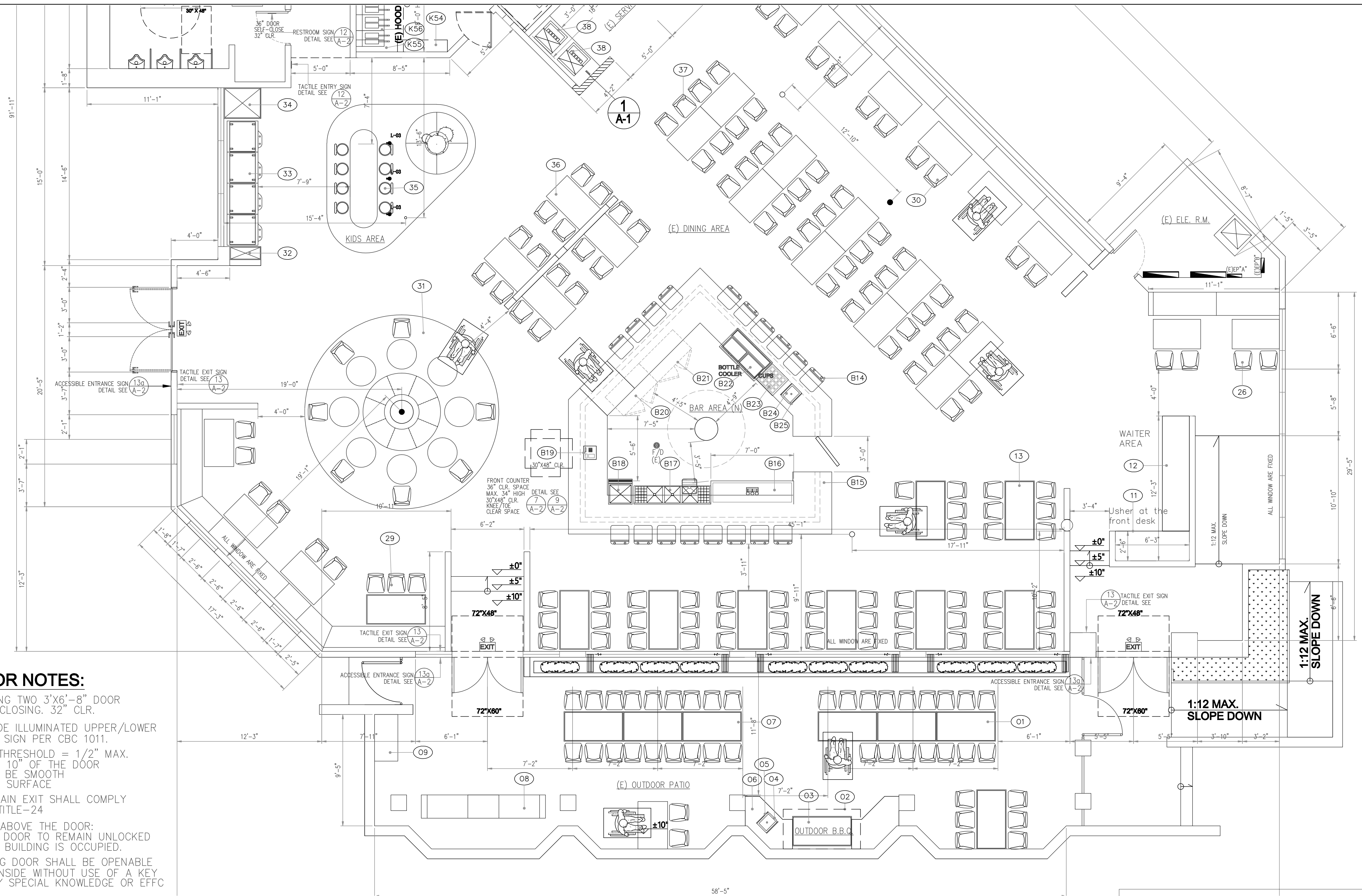
Date:	11/21/2024
Job No:	C241149
Design By:	JENNY
Drawn By:	IVY
Scale:	AS SHOW ON

Sheet title:  
**DINING AREA FLOOR PLAN**

**A-1.2**

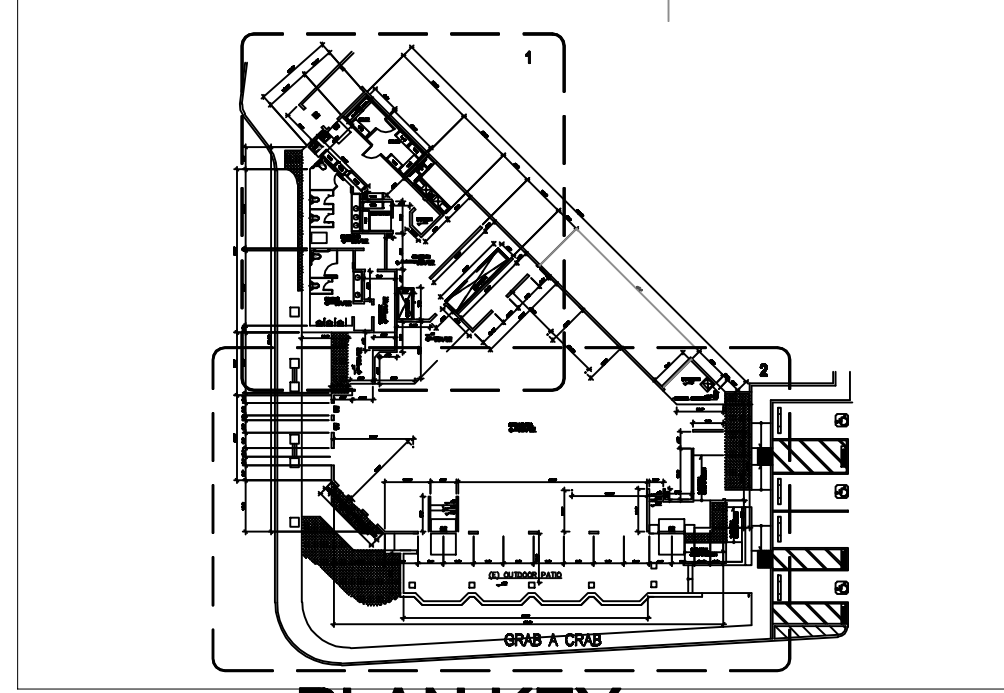
**DOOR NOTES:**

- \* EXISTING TWO 3'x6'-8" DOOR SELF-CLOSING. 32" CLR.
- \* PROVIDE ILLUMINATED UPPER/LOWER "EXIT" SIGN PER CBC 1011.
- \* LIMIT THRESHOLD = 1/2" MAX. LOWER 10" OF THE DOOR SHALL BE SMOOTH PLANE SURFACE
- \* THE MAIN EXIT SHALL COMPLY WITH TITLE-24
- \* SIGN ABOVE THE DOOR: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- \* EXISTING DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFC



**PROPOSED DINING & OUTDOOR DINING AREA FLOOR PLAN**

SCALE: 1/4"=1'-0"



**PLAN KEY**

**Attachment #3**  
**Justification Statement**



## **Justification Statement**

The Applicant, Grab a Crab BP LLC DBA Grab a Crab is owned and operated by Youchun Cao. He is requesting a Conditional Use Permit to allow for the sale of beer and wine for on-site consumption in conjunction with an 8,500 square foot floor area including an outdoor patio with 26 seats. The subject property is located at 14635 Baldwin Park Towne Center Ste A, Baldwin Park, Ca 91706. The premise is located along Baldwin Park Towne Center between Garvey Ave and Puente Ave.

The subject premise is located within a commercial shopping strip with other adjacent commercial uses. The space is not undergoing any structural changes to the size, mass or height of the existing building. However, the interior of the existing store is being re-branded from the previous business occupant, Sizzler. The owner Youchun Cao is trying to pioneer a new concept that will encourage city tourism with a delicious menu.

The restaurant, Grab a Crab, will be a full-service restaurant with quality fresh ingredients. The restaurant offers Appetizers (garlic bread, fries, curly fries, waffle fries, fried okra, garlic noodles, and hot wings), Soups (gumbo and Cajun chowder), The Boiling where you pick from 3 items (Mussels, clams, crawfish, shrimp, king crab legs, snow crabs or whole Dungeness) 2nd item is a sauce (New Orleans Cajun, lemon pepper, garlic butter or the famous grab a crab house special where you pick your spicy level). There are add-ons for this boil from boiled eggs, corn on the cob, potatoes, and sausage. Fried baskets are popular with freshly made fried calamari, fried oysters, fried shrimp or fried soft shell crab. For bigger crowds we offer combos to be shared by friends and family offering the same items in larger portions.

The restaurant's proposed operating hours will be from 12:00pm to 12:00am daily. The interior design will be bright, clean and secure with prominent product displays and plenty of spacing between the various sections of the restaurant. The concept will be a crowd pleaser and encourage visitors from nearby cities.

The owner, Youchun Cao, will be closely involved with the day-to-day operations of the business and the training of employees on-site. At the time of opening, the store will have 15 additional employees. He will be personally responsible along with his manager in training the employees hired and monitoring patron activity. Each employee will be trained in proper procedures for selling alcoholic beverages and observing the environment. The applicant plans to enroll the employees in one of the approved ABC training courses. On-site training will occur daily through observation to prevent any alcohol related concerns.

Security and safety are a high priority to maintain a positive environment for both patrons and employees. Additionally, lights are installed to monitor the exterior area of the restaurant. The premise is currently fitted with a total of 24 surveillance cameras with 18 monitoring the interior



and 6 located along the exterior perimeter. All video surveillance recordings are kept on-site for a minimum of 30 days. If needed, the recordings will be made available to the local police department.

As a small business owner and member of the community, the applicant is aware of the character of the neighborhood and is dedicated to not only preserving but contributing to it. The applicant is committed to operating the business responsibly and is prepared to take all necessary measures to ensure it is cohesive with the goals of the community. He is excited at the opportunity to offer beer and wine to meet the needs of their customers and complement the meals. Early community feedback on the concept has been positive and favorable. Any conditions imposed with the herein grant will further safeguard the welfare of the community.

### **General Findings**

**Conditionally Permitted.** The proposed use is conditionally permitted within the General Commercial zone per the Baldwin Park Municipal Code 153.050.020. With operating conditions placed on the permit, the business will be able to function in harmony with the surrounding community. Furthermore, there was a license at the premise when Sizzler was the occupant holding a beer and wine. (License no. 451594) As a result, there will not be an increase in overall licenses within the city.

**Zone Integrity and Character.** The proposed use will not impair the integrity and character of the zone that it is located within. The general commercial zone allows for a wide range of uses that include retail, restaurant, office and service oriented commercial uses to serve the local community. The proposed use is a restaurant operation, and the liquor license is requested as incidental use for convenience to those customers dining at the location.

**Site Suitability.** The subject site is physically suitable for the request herein. The site is equipped with a parking lot with two entrances along W. Garvey Ave. It shares the parking lot with Courtyard Marriott hotel and offers plenty of stalls to accommodate both businesses.

**Existing Compatibility.** The proposed use is compatible with the current land use. The restaurant located at the subject site is conditionally permitted to offer off sale beer and wine products. The proposed alcohol sales area sits within a 8,500-square-foot customer area. It is requested as a convenience to existing customers when dining at the restaurant. It allows for a more complete menu to pair with the offerings.

**Future Compatibility.** The proposed use will be compatible with future uses within the commercial zone because it allows for a board range of uses. The use will be conditionally



permitted, which will further help safeguard the community from any negative impacts and ensure future operators conduct the business in accordance with the grant's approval.

**Utilities and Services.** The existing commercial use provides all utilities and services in a well-maintained fashion. It is not undergoing any structural or aesthetic changes that may damage or change the current utility functions and therefore will not have any negative impact to the public.

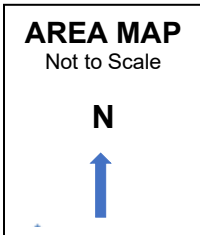
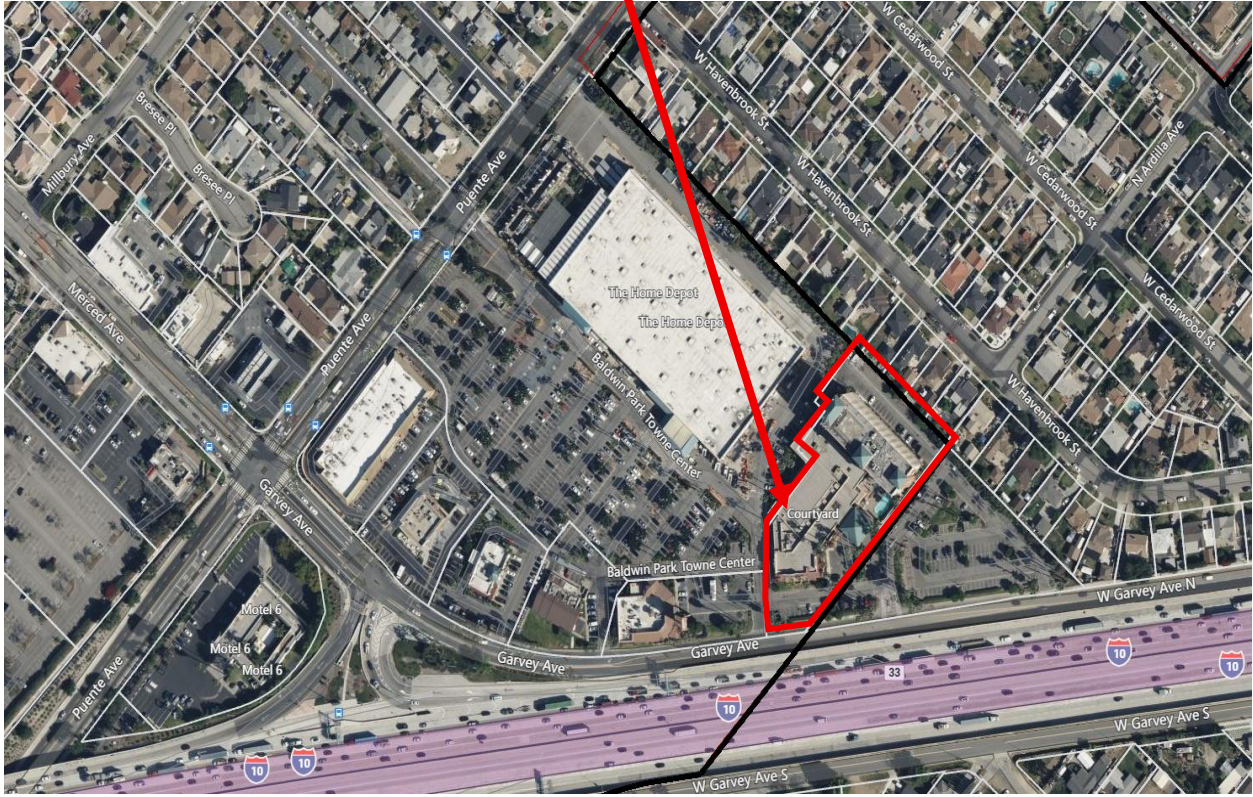
**Public Access.** The site is improved with its own private parking lot offering plenty of parking stalls to assist with the business operations. Traffic flow has access to the lot along W. Garvey Ave and Baldwin Park Towne Center with maintained curb and sidewalk entrances. The parking lot is also equipped with overhead lighting and exterior surveillance cameras which are serviced regularly.

**General Plan Consistency.** The proposed use is consistent with the general plan for Baldwin Park. It will assist with a balanced variety of land uses for the residents of the community by offering a convenient location for those who shop at the retail stores located in the shopping center and are looking for a bite to eat. The incidental use will also assist with a small increase in revenue stream for the restaurant.

**Safety and welfare.** The proposed use will not be detrimental to the public interest, health, safety or welfare because it is requested as an incidental use to serve as a convenience to those who will be dining at the location. The restaurant is situated near the 10 freeway and within a lot offering neighborhood services. The location will operate in conformance to any conditions of approval set forth by the requested grant, further mitigating any potential concern.

**Attachment #4**  
**Vicinity Map**

**Subject Property**



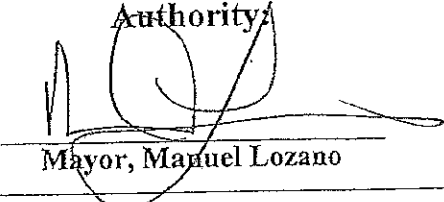
### Vicinity Map

Location: 14635 Baldwin Park Towne Center

Case Number: CP 26-01

Date: February 25, 2026

**Attachment #5**  
**Policy No. 028**

<p><b>City of Baldwin Park</b> Administrative Policy # 028</p>	<p><b>Date:</b> Approved by: City Council</p>
<p><b>SUBJECT:</b>  Development Standards for Alcoholic Beverage Sales</p>	<p><b>Authority:</b>  Mayor, Manuel Lozano</p>

*The objective of this policy is to establish guiding development standards and provide standard conditions of approval for those Applicants seeking conditional use permit for alcoholic beverage sales within the City of Baldwin Park in accordance with Section 153.120.050 in the City's Municipal Code.*

Since 1981 the City of Baldwin Park's Municipal Code requires that any new alcoholic beverage sales, both on-site and off-site sales, obtain a conditional use permit by the Planning Commission and/or City Council on appeal. In 1993 (Ordinance 1072), the Municipal Code was amended to include development standards and definitions for those establishments proposing to sell alcoholic beverages. Definitions were included, such as minor commercial retail establishment, meals, off-site outlet (grocery store), on-site outlet (restaurant), abandonment of an establishment, and service club. Development standards included cash register location, property maintenance plan, and security plans. In addition, staff has several standard conditions of approval which are typically included on all conditional use permits as relevant to the proposed location and type of alcoholic beverage sales, either on-site or off-site.

Given the City's promotion of a healthier City by establishing and implementing numerous policies, strategies, and ordinances, including the Health and Sustainability Element for the General Plan and No Smoking Ordinances for publically owned properties and multi-family residential properties, the City Council is desirous to continue this forward thinking movement and has directed staff to create a policy which includes, but is not limited to, new development standards, limitations on the increase in off-site licenses within City boundaries, and typical standard conditions of approval relating to alcoholic beverage sales.

**DEVELOPMENT STANDARDS**

- 1) Floor area for proposed new off-site outlet licenses shall be no less than 10,000 square feet of floor area, unless Applicant is proposing to relocate an existing off-site license within the City of Baldwin Park boundaries to a new location within the City's boundaries.
- 2) Off-site sales outlets shall not devote more than three percent (3%) of their overall floor area to the sales and display of alcoholic beverages.
- 3) Promote conditional use permit applications for 'Eating Places; as defined by the CA Department of Alcoholic Beverage Control (ABC) (License Type 41 and/or 47)

TYPICAL CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP)  
(ON AND OFF-SITE SALES)

- 1) Conditions of approval typically included with off-site sales CUP's:
  - a) Hours of sales
  - b) No loitering
  - c) Removal of graffiti within 24-48 hours
  - d) Site shall be kept in a neat and orderly manner
  - e) Security cameras
  - f) Reduction in allow area of window signage
  - g) Prohibition of individual sales of cans or bottles (primarily applies to beer)
  - h) Security maintenance plan
  - i) Compliance with Alcoholic Beverage Control (ABC) regulations
  - j) Maintain current emergency information on file with the City's Police Department
  
- 2) Conditions of approval typically included with on-site sales CUP's:
  - a) Sale of alcoholic beverages (e.g. 'last call')
  - b) Hours of operation
  - c) Signage: No alcoholic beverages may be removed from premises
  - d) Alcoholic beverages shall be served and/or sold with a meal and not with items commonly considered to be snack food (e.g. chips, pretzels, peanuts and the like)
  - e) Provision to provide public transportation information to those patrons which appear intoxicated. If public transportation is not available, a taxi shall be called. On-going, up to date list of taxi services within Baldwin Park
  - f) Noise conditions for those places with live entertainment , karaoke or similar.
  - g) Compliance with Alcoholic Beverage Control (ABC) regulations
  - h) Security system/cash register placement

The above conditions are not intended to be the complete listing of conditions for all potential conditional use permit applications. Staff reserves the right to include all conditions of approval which are specific to the proposed location/site and overall proposal as submitted by an applicant.