
Thursday, April 2, 2026, 8:30 AM
BUENA PARK CITY HALL - MAIN CONFERENCE ROOM
6650 BEACH BLVD
BUENA PARK, CA 90621-2905

ZONING ADMINISTRATOR
AGENDA

8:30 a.m.

Members of the public who wish to discuss an item should fill out a speaker identification card and hand it to the secretary. When the item is announced by the Zoning Administrator, speakers should come forward and, upon recognition by the Zoning Administrator, state their names and addresses.

Members of the public may also submit their comments in writing for the Zoning Administrator by sending them to the Community and Economic Development Department at bpplancomments@buenapark.com. Please submit all comments by 8:00 a.m. on Thursday, April 2, 2026. Please contact the Planning Division at (714) 562-3620 for any questions.

All actions by the Zoning Administrator are final unless an appeal to the City Council is filed with the City Clerk within ten (10) working days of the decision.

Appeal period ends on April 21, 2026.

1. GENERAL

1.A. CALL TO ORDER

2. PUBLIC HEARING

2.A. CONDITIONAL USE PERMIT NO. CU-25-11

A request to allow the sale of beer and wine (Alcoholic Beverage Control [ABC] License Type-41 - On-sale Beer and Wine - Eating Place) within a 1,401 square-foot restaurant (Top Sot) at 8840 Knott Avenue.

The property owner is UNEDRA 5253 Family Limited Partnership, 3919 Beverly Boulevard, Suite 200, Los Angeles, CA 90004. The applicant is Steve Kim, 800 W 1st Street, Suite 1907, Los Angeles, CA 90012.

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Conditional Use Permit No. CU-25-11.

3. ADJOURNMENT

3.A. Adjournment

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at www.buenapark.com. Supplementary materials distributed to the Zoning Administrator less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

I, Ruth Santos, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website www.buenapark.com.

Ruth Santos
Sr. Administrative Assistant

Date Posted: March 26, 2026



Zoning Administrator Agenda Report

CONDITIONAL USE PERMIT NO. CU-25-11

PREPARED BY	PRESENTED BY
JOSHUA ALVAREZ, ASSOCIATE PLANNER	JOSHUA ALVAREZ, ASSOCIATE PLANNER
REVIEWED AND APPROVED BY	DIRECTOR APPROVAL
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

RECOMMENDED ACTION

Conduct a public hearing and, based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution, adopt a Resolution approving Conditional Use Permit No. CU-25-11 and; find that the project is Categorically Exempt per Section 15301 (Existing Facilities) Class 1 of the California Environmental Quality Act (CEQA).

PROPERTY INFORMATION:

Address /	8840 Knott Avenue /
Assessor Parcel Number (APN):	135-182-08
Lot Area:	63,366 square feet (1.45 acres)
Street Frontage:	239 feet (Knott Avenue) 238 feet (Monroe Avenue)
General Plan Designation:	Commercial
Zoning District:	Community Shopping (CS) with Mixed-Use Overlay – 45 (MUO45)
Existing Development:	An approximately 1,401 square-foot freestanding restaurant within a multi-tenant commercial center.

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Commercial	Community Shopping (CS) with Mixed-Use Overlay – 45 (MUO45)	Vacant Parcel
South	Commercial	Community Shopping (CS) with Mixed-Use Overlay – 45 (MUO45)	Multi-tenant commercial center
East	Low-Density Residential	One-Family Residential (RS-6)	Single-family residential dwellings
West	Commercial and Medium Density Residential	Commercial Shopping (CS) / Mobile Home Park (RMH)	Commercial uses / Mobile Home Park

BACKGROUND:

The property under this application is generally located on the southeast corner of Knott Avenue and Monroe Avenue, with street frontages of 239 ft. along Knott Avenue and 238 ft. along Monroe Avenue and a land area of approximately 1.45 acres.

The property was originally developed with an approximately 15,330 square-foot multi-tenant shopping center. The center consisted of a multi-tenant commercial building located on the east side of the property and a freestanding restaurant located at the southwest corner of the property.

On July 16, 1973, the City of Buena Park City Council adopted Resolution No. 5011 approving Conditional Use Permit No. CU-444 to allow the expansion of the drive-in take-out restaurant building with variances from front yard setback requirements and a waiver of development standards.

On October 28, 1987, the City of Buena Park Planning Commission adopted Resolution No. 4012 approving Site Plan No. SP-928 to allow for the renovation of the existing shopping center to include building, parking lot, and landscape improvements. Subsequently, on December 9, 1987, the Planning Commission approved revised elevations for the commercial shopping center.

On November 14, 1990, the Planning Commission adopted Resolution No. 4304 approving a minor modification to the Conditions of Approval to the previously adopted Resolution No. 4012 approving Site Plan No. SP-928.

On April 24, 1991, the Planning Commission approved Sign Plan No. S-346 for the design criteria of wall signs and one free-standing monument sign for the commercial center.

APPLICATION ANALYSIS:

Proposal:

The applicant, Steve Kim, on behalf of the business owner, has submitted the subject application, plans, and project narrative letter requesting Zoning Administrator approval to allow for the sale of beer and wine for on-site consumption (ABC License Type-41 – On-Sale Beer and Wine – Eating Place) ancillary to the operation of an existing restaurant containing approximately 1,401 square feet (Top Sot Restaurant). According to the submitted business plan, alcoholic (beer and wine) beverage sales will be incidental to the sale of food. The restaurant business hours of operation are from 11:00 a.m. to 1:30 a.m., Monday through Sunday.

Discussion:

Pursuant to the Buena Park Municipal Code (BPMC) Section 19.512.010 (Uses Permitted) the sale of alcoholic beverages for on-site consumption in conjunction with a restaurant is subject to a Conditional Use Permit in the CS zone. BPMC Section 19.128.020 (Conditional Use Permit) authorizes the Zoning Administrator to grant a conditional use permit in matters involving existing facilities. As stated above, the request for the sale of beer and wine is in conjunction with an existing restaurant and there is no expansion of floor area involved with this request.

In reviewing the applicant's request, staff reviewed the project narrative letter, submitted plans, and visited the property and has determined that the facility and site are adequate to support the sale of beer and wine for on-site consumption within the existing restaurant. Further, on-site sale and consumption of alcoholic beverages (beer and wine) will be appropriate within the context of the existing full-service restaurant and will not negatively impact the subject and surrounding properties, as conditioned.

The Buena Park Police Department provided a memo, dated October 1, 2025, regarding the proposed request and concluded that there were no concerns or any conditions of approval.

As conditioned, the on-site sale and consumption of beer and wine will be incidental to the full- service restaurant use. A condition of approval requires gross food sales receipts to exceed gross receipts of alcoholic beverages and those alcoholic beverages be served only in conjunction with food sales. To be consistent with other restaurants of similar size and operational characteristics, a condition of approval requiring that the sale and serving of alcoholic beverages shall stop 1 hour before the designated restaurant closing time and no later than 12:30 a.m.

ENVIRONMENTAL ASSESSMENT:

The proposed project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State of California Environmental Quality Act (CEQA) Guidelines, because the restaurant is within an existing structure with no proposed expansion. The sale of alcoholic beverages (ABC License Type-41 – On-Sale Beer and Wine – Eating Place) is ancillary to the operation of an existing full-service restaurant.

PUBLIC HEARING NOTIFICATION:

Notice of public hearing was posted at the Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on March 23, 2026; and 99 notices were mailed to property owners located within 300-feet of the subject property on March 23, 2026. As of the publication of this report, no comments have been submitted regarding the proposed action.

Attachments

[Proposed Zoning Administrator Resolution for Conditional Use Permit No. CU-25-11.pdf](#)

[CU-25-11 Development Plans stamped RECEIVED SEP 17 2025 PLANNING DIV.pdf](#)

[CU-25-11 PROJECT NARRATIVE RECEIVED MAR 19 2026 PLANNING DIV..pdf](#)

[CU-25-11 VICINITY MAP.pdf](#)

RESOLUTION NO.
CONDITIONAL USE PERMIT NO. CU-25-11

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A REQUEST TO ALLOW THE SALE OF BEER AND WINE (ALCOHOLIC BEVERAGE CONTROL [ABC] LICENSE TYPE - 41 – ON-SALE BEER AND WINE – EATING PLACE) WITHIN AN EXISTING 1,401 SQUARE-FOOT RESTAURANT AT 8840 KNOTT AVENUE WITHIN THE COMMUNITY SHOPPING (CS) ZONE WITH MIXED-USE OVERLAY – 45 (MUO45), WITH FINDINGS

A. Recitals.

(i) UNEDRA 5253 Family Limited Partnership, 3919 Beverly Boulevard, Suite 200, Los Angeles, CA 90004, property owner, and Steve Kim, applicant, 800 W 1st Street, Suite 1907, Los Angeles, CA 90012, on behalf of the business owner Top Sot Restaurant 8840 Knott Avenue, Buena Park, California, 90621, have filed an application to allow the on-site sale and consumption of beer and wine, through a Type-41 ABC license at an existing full-service restaurant (Top Sot Restaurant) located at 8840 Knott Avenue, Buena Park, California, 90621, (APN: 135-182-08) in the County of Orange. Hereinafter in this Resolution, the Conditional Use Permit request is referred to as the “Application.”

(ii) On April 2, 2026, the Zoning Administrator conducted a duly noticed public hearing on the application and concluded said hearing prior to the adoption of this Resolution.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is found, determined and resolved by the Zoning Administrator of the City of Buena Park as follows:

1. The Zoning Administrator hereby specifically finds that all the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Zoning Administrator during the above-referenced hearing, including written staff reports, verbal testimony, business plan dated “RECEIVED MAR 19, 2026 PLANNING DIV”, and development plans dated “RECEIVED SEP 17, 2025 PLANNING DIV.”, the Zoning Administrator hereby specifically finds as follows:

a. **Finding:** The proposed use and development are consistent with the General Plan and any applicable specific plans.

Fact: The proposed on-site sale and consumption of beer and wine in conjunction with a full-service restaurant is consistent with the City’s

General Plan and Zoning Ordinance, as conditioned, and will meet applicable operating standards.

- b. **Finding:** The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use.
- Fact:** The site is developed with a multi-tenant commercial building and a freestanding restaurant that includes uses such as retail stores, restaurants, and personal service uses. Based on the distance and buffering from nearby residences, the conditioned hours of operation, and operational consistency with adjacent tenants the site is adequate for the proposed use.
- c. **Finding:** Adequate street access and traffic capacity are or will be available to serve the proposed development, as well as existing and anticipated development in the surrounding area.
- Fact:** The subject site is located on the southeast corner of Knott Avenue and Monroe Avenue. Knott Avenue is considered a Primary Highway in the City's Mobility Element, within the General Plan. A Primary Arterial is a four-lane divided roadway, with a typical right-of-way width of 100 feet, and a roadway width curb to curb of 84 feet. The primary purpose of a primary arterial is to carry intermediate-range trips to, or between, major residential and non-residential land uses, and to connect these land uses to the regional circulation system. Additionally, Monroe Avenue is considered a local street. Local streets primarily provide direct access to adjacent land uses and collect and distribute traffic to and from secondary arterials. As such, adequate street access and traffic capacity are available to serve the restaurant with proposed ancillary on-site consumption of beer and wine as well as existing development in the surrounding area.
- d. **Finding:** Adequate utilities and public services will be available to serve the use, as well as existing and anticipated development in the surrounding area.
- Fact:** Adequate utilities and public services are available to serve the proposed on-site sale and consumption of beer and wine in conjunction with the existing full-service restaurant use as well as existing and anticipated development in the surrounding area. The site is fully developed with a multi-tenant commercial building and freestanding restaurant, and meets the City standards for public services and utilities to serve the site.
- e. **Finding:** The use and development will be compatible with the intended character of the area.

Fact: The proposed on-site sale and consumption of beer and wine in conjunction with the existing full-service restaurant use will be compatible with the existing and intended character of the area. The proposal, as conditioned, will not create a use inconsistent with established and anticipated area uses due to required operating conditions, existing site and building design, as well as separation and buffering.

f. **Finding:** Any criteria set forth elsewhere in this Title for the approval of the specific use and development will be satisfied.

Fact: The Buena Park Municipal Code (BPMC) allows for alcoholic beverage service at any restaurant as an incidental use. As conditioned, the proposed restaurant will comply with the standards required within the BPMC.

g. **Finding:** Any adverse effects of the use and development are justified and fully balanced by offsetting benefits to the public interest.

Fact: Any adverse effects that may come from the on-site sale and consumption of beer and wine in conjunction with the existing full-service restaurant at this site are justified and fully balanced by offsetting benefits to the public interest in that the primary use of the existing restaurant is to serve food; the sale of alcohol will be incidental to the preparation and service of food. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public, due to the sale of alcohol for on-site consumption at this location.

3. The Zoning Administrator hereby finds and determines that the project identified above in this Resolution is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Class 1, Section 15301 (Existing Facilities) of Division 6 of Title 14 of the California Code of Regulations.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, the Zoning Administrator hereby approves the application subject to the business plan dated "RECEIVED MAR 19, 2026 PLANNING DIV", and plans dated "RECEIVED SEP 17, 2025 PLANNING DIV." as modified herein and the following reasonable conditions set forth in paragraph 5 of this Resolution.

5. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code:

BUILDING DIVISION:

1. The project shall comply with state and federal disabled access requirements.

2. The “beer & wine storage” cabinet shall be relocated to an area within the restaurant that will not encroach into the clear maneuvering space of building exits.

PLANNING DIVISION:

1. This approval shall be to allow for the sale and on-site consumption of beer and wine through an ABC Type-41 License (On-sale Beer and Wine – Eating Place) in conjunction with an existing approximately 1,401 square-foot restaurant at 8840 Knott Avenue (APN: 135-182-08) as described and shown on the business plan dated “RECEIVED MAR 19, 2026 PLANNING DIV”, and plans dated “RECEIVED SEP 17, 2025 PLANNING DIV”, except as modified herein.
2. The sale of alcoholic beverages (beer and wine) within the existing restaurant shall stop 1 hour before the designated restaurant closing time and no later than 12:30 a.m., daily
3. The sale of alcohol for off-site consumption shall be prohibited. Signage prohibiting the off-site consumption shall be posted at a location that is clearly visible to public.
4. The on-site sale and consumption of beer and wine shall be incidental to the operation of the full-service restaurant. Consumption of beer and wine shall only be in conjunction with food sales at the dining tables.
5. The sale of beer and wine for on-site consumption shall be made only with food sales to the person(s) ordering the beverage.
6. Quarterly gross sales of beer and wine shall not exceed quarterly gross sales of food. Quarterly records shall be maintained to separately reflect gross sales of food and gross sales of beer and wine and shall be made available to the City of Buena Park upon request.
7. The business owner or designee shall be responsible for ensuring that all required employees receive “Responsible Beverage Service (RBS)” training as offered through programs established by the Orange County Health Care Agency and the California Department of Alcoholic Beverage Control. Evidence of such training records of all employees shall be maintained on-site during business hours and shall be made available for inspection upon request.
8. The premises shall be continuously maintained as a bona fide eating and beverage establishment and shall provide menus containing an assortment of foods and beverages typically offered in such establishments.
9. No live entertainment, including live music bands, performance acts, pool tables, video games, dancing, karaoke or other amusement devices, shall be permitted without first obtaining an Entertainment Permit approved by the Community and Economic Development Department and Police Department detailing permissible entertainment types and any requirements for security in accordance with the

- provisions of Chapter 5.24 (Entertainment Permits) of the Buena Park Municipal Code prior to commencing any entertainment on the premises.
10. Amplified music, except for special approved events, shall not be permitted, except background music that complements a dining experience. Such amplified music shall be at a level that does not impede normal conversation. Any interior and exterior amplified music shall be maintained at a level so as not to disturb adjacent residents.
 11. All the storefront windows of the restaurant tenant space shall remain sufficiently uncovered to allow unobstructed view into the establishment from the exterior, except that mini-blinds or shades may be used during daytime hours for sun shielding.
 12. The restaurant establishment shall maintain a business license as required by the Buena Park City Code.
 13. A copy of these conditions of approval shall be retained on the property at all times and shall be produced immediately upon request of any official of the City of Buena Park. The manager(s) and all employees shall be knowledgeable of the conditions of approval.
 14. The Community and Economic Development Department may, from time to time, conduct a review of this Conditional Use Permit to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Planning Commission for possible action.
 15. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies, and regulations.
 16. The business owner/operator shall maintain all necessary permits and licenses to operate the use authorized by this approval such as, but not limited, to Orange County Health Department and Orange County Fire Department.
 17. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions in accordance with Section 19.132.030 (Revocation) of the Buena Park Municipal Code.
 18. The use authorized by this Conditional Use Permit shall be commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
 19. Prior to commencing the sale of alcohol pursuant to this approval, a separate trash enclosure review and approval by the Planning Division is required for the trash enclosure location, capacity, and design. The existing trash enclosure that serves the subject restaurant shall be modified, as needed, to accommodate bins for organic, recycling, and trash per Buena Park Municipal Code (BPMC) Section 19.524.010 (Trash Storage Facilities). A building permit will be required prior to

modifying the existing trash enclosure. A building permit for construction of the trash enclosure shall be obtained within six (6) months of the expiration of the appeal period and thereafter diligently advanced until completion of the structure.

20. The roof access ladder shall be maintained at all times. Any modifications to the roof access ladder shall be subject to the review and approval by the Building Division and Planning Division. A building permit will be required prior to modifying the existing roof access ladder.
21. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.
22. The applicant shall indemnify, defend and hold harmless City, its officers, agents, and employees from any and all claims and losses, whatsoever, occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or the exercise of the rights permitted by this Conditional Use Permit, and from any and all claims and losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

PASSED AND ADOPTED this 2nd day of April 2026.

Eddie Fenton
Zoning Administrator

ATTEST:

Harald Luna,
Planning Manager

Resolution No.
Conditional Use Permit No. CU-25-11
April 2, 2026

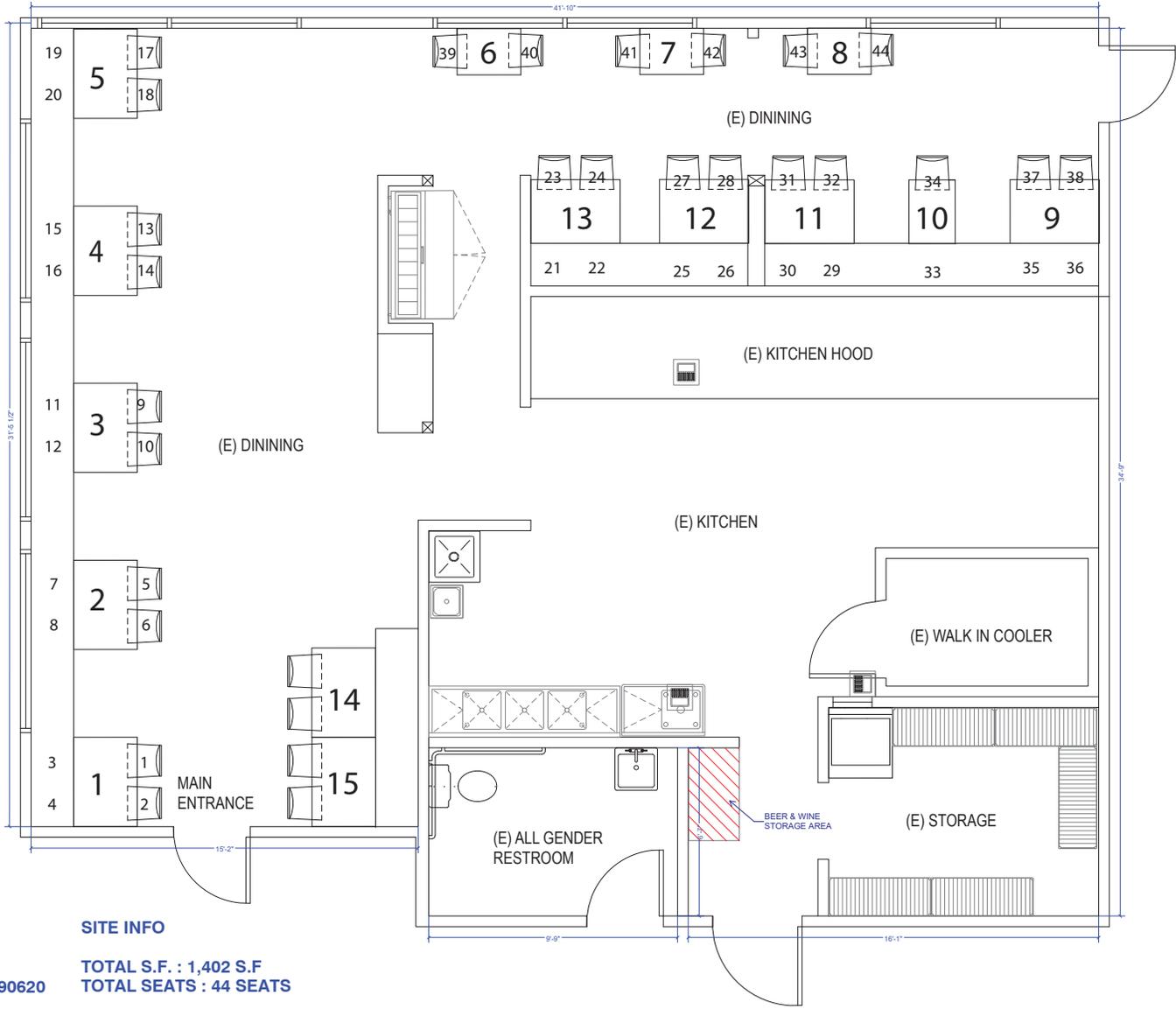
AFFIDAVIT OF ACCEPTANCE:

I/We do hereby accept all of the conditions contained in this document and all other conditions imposed by Conditional Use Permit No. CU-25-11 and do agree that I/We shall conform with and abide by all such conditions.

Date: _____

Printed Name and Signature
Owner/Applicant

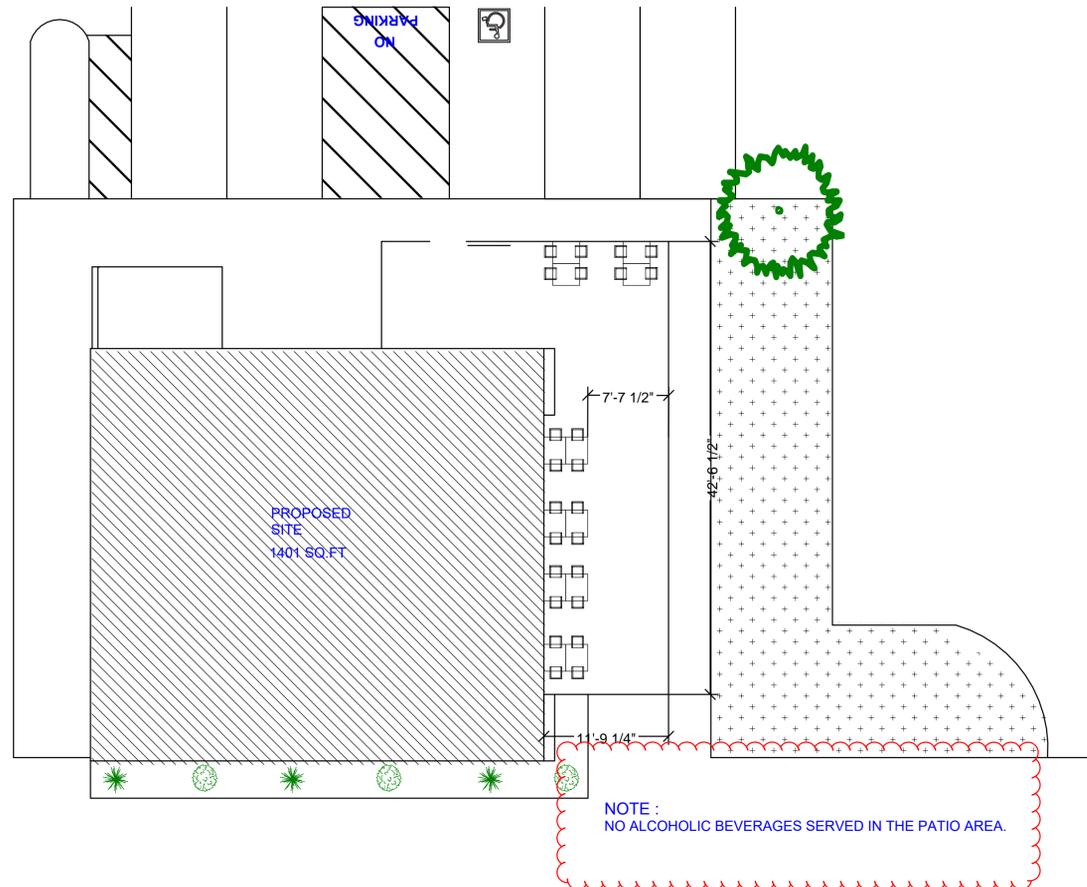
DRAFT



SITE ADDRESS:
 8840 KNOTT AVE
 BUENA PARK, CA 90620

SITE INFO
 TOTAL S.F. : 1,402 S.F
 TOTAL SEATS : 44 SEATS

AUTHOR NAME



NOTE :
NO ALCOHOLIC BEVERAGES SERVED IN THE PATIO AREA.

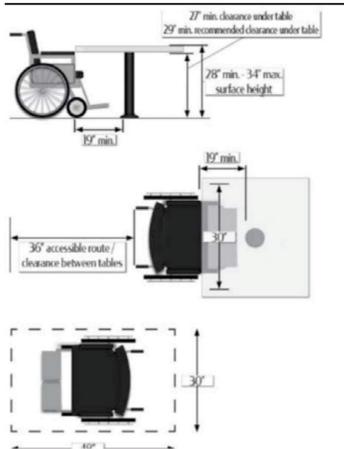
PATIO ENLARGEMENT PLAN
SCALE : 1/8" = 1'-0" **01**

ACCESSIBILITY

IT IS THE RESPONSIBILITY OF EACH RESTAURANT OPERATOR TO PROVIDE OUTDOOR DINING IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND CALIFORNIA BUILDING CODE STANDARDS (CBC). THE REQUIREMENTS LISTED BELOW WERE DEVELOPED AS PART OF THE REQUIREMENTS UNDER THE ADA OR CBC.

FOR BEVERAGE AND DINING ESTABLISHMENTS, AT LEAST 5% OF THE SEATING SPACE AND 5% OF THE STANDING SPACES SHALL BE ACCESSIBLE. ALL ACCESSIBILITY REQUIREMENTS ARE SUBJECT TO INSPECTION. ACCESSIBLE SPACES MUST MEET THE FOLLOWING REQUIRMENTS :

- TABLE SURFACE BETWEEN 28 TO 34 INCHES HIGH.
- AT LEAST 27 INCHES OF SPACE FROM THE FLOOR TO THE BOTTOM OF TABLE.
- KNEE CLEARANCE EXTENDS AT LEAST 19 INCHES UNDER THE TABLE.
- MINIMUM 4 FEET TO THE NEAREST OBSTRUCTION.
- INTERNATIONAL SYMBOL OF ASSESSIBILITY DISPLAYED AT THE TABLE.
- MAINTAIN AN ACCESSIBLE PATH OF TRAVEL TO THE TABLE.



Street Address: 8840 Knott Ave., Buena Park, CA 90620

RECEIVED
MAR 19 2026
PLANNING DIV

CU-25-11

Assessor Parcel Number: 135-182-08

Project Description: A Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 1,401 sq. ft. restaurant with 44 indoor seats. **(DBA: TOP SOT)** Proposed hours of operation are from 11 a.m. to 1:30 a.m., daily. **No alcohol shall be served in outdoor dining area.**

Business Operation Plan:

- i. Number of employees: 3
- ii. Hours of operation: 11 a.m. to 1:30 a.m., daily
- iii. Square footage of restaurant/total lease area: 1,401 sq. ft.
- iv. Seating capacity: 44 indoor seats
- v. Security plan: CCTV throughout the premise inside and outside
- vi. Type of ABC license applied for: Type 41 and shall comply with ABC conditions

Conditional Use Permit Findings

- a) **The proposed use and development is consistent with the General Plan and any applicable specific plans.**

The project site maintains a General Plan Land Use Designation of Commercial with a Mixed Use Overlay and is zoned CS (Commercial Shopping). The property is currently improved with a multi-tenant shopping center with associated surface parking. The proposed restaurant is consistent both in the use and intensity of its General Plan Designation and is thus consistent with the General Plan. The sale of alcoholic beverages for on-site consumption is conditionally permitted provided that certain findings are made. The findings have been made herein.

- b) **The site is adequate in size, shape, topography, location, utilities, and other factors, to accommodate the use and development.**

The site is currently improved with a shopping center that includes several different commercial tenant spaces that were intended for retail, restaurant, and entertainment uses. The subject site was planned and designed for commercial uses such as sit-down restaurants. It is adequately parked, fronted on a major commercial thoroughfare, and is mostly surrounded by commercial uses. It can therefore be found that the site is adequate in physical features to accommodate the proposed use and development.

- c) **Adequate street access and traffic capacity are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.**

The proposed restaurant will occupy a commercial building that was also a restaurant previously. Given that there is no change of use, it is not anticipated that the project will generate a higher trip generation or parking requirement than what exists currently. The

access and traffic capacity is therefore adequate to serve the proposed and anticipated development.

- d) Adequate utilities and public services are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.**

As previously mentioned, the proposed project does not include a change of use, so it is not anticipated that additional utilities and public services will be required.

- e) The use and development will be compatible with the intended character of the area.**

The project site is planned and zoned for retail and restaurant uses. The site was previously developed as a shopping center in order to cater to a variety of neighborhood serving commercial uses. Aside from tenant improvements, the physical development of the site will be unchanged by the proposed project. The use is compatible with the character of the area as it does not introduce a new use and restaurants are commonly found in shopping centers such as these. The addition of beer and wine sales will be an ancillary use within the proposed restaurant and is an amenity that is typically expected in sit-down restaurants. There will be numerous conditions tied to the grant that will ensure that the use is maintained as a bona-fide restaurant, which is compatible with the current built environment. As such, the project will be compatible with the intended character of the area.

- f) Any adverse effects of the use and development are justified and fully balanced by offsetting benefits to the public interest.**

While alcohol sales can sometimes breed negative externalities in the community such as public drunkenness and loitering, the nature of the proposed use will prevent any such transgressions. The focus of the business will be primarily a restaurant, with only a small percentage of the total sales being beer and wine. Further, there will not be a separate bar where drinks are served, alcohol will not be served without a food order, and there will not be any sort of dancing or live entertainment. While there are single-family residential uses adjacent to the project site, it is not expected that the use as proposed will have any sort of detrimental effect to the nearby residents given that the activity will be maintained within the restaurant in the shopping plaza and the nearby houses are well buffered on all sides from the restaurant. The addition of a sit-down restaurant where patrons can have a casual meal and drink will provide a significant benefit to the surrounding area that vastly outweighs the negligible negative effects of beer and wine sales. Given these circumstances, it can be found that any adverse effects of the use are justified and fully balanced by offsetting benefits to the public interest.

Environmental Information

- 1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Image files (.jpg format) will be accepted.**

The project site is a level to slightly-sloping rectangular-shaped property that is generally bounded by Knott Ave. to the west, Monroe Ave. to the north, a service alley to the east, and a neighboring shopping center to the south. It is currently improved with a single-story shopping center with two separate structures and a shared surface parking lot. The subject restaurant is in a stand-alone building at the southwest corner of the site. The site includes some landscaped areas within the shopping center. It does not have any cultural, historical, or scenic characteristics.

- 2. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.). Attach photographs of the vicinity. Image files (.jpg format) will be accepted.**

North: Property to the north, across Monroe Avenue, is zoned CS (Commercial Shopping) and is unimproved. The property is flat to slightly-sloping and does not have any cultural, historical, or scenic aspects.

South: Property to the south is zoned CS (Commercial Shopping) and improved with a shopping center with five separate structures and a shared surface parking lot. It is flat to slightly-sloping and does not have any cultural, historical, or scenic aspects.

West: Property to the west, across Knott Avenue, is zoned CS (Commercial Shopping) and improved with a single-story commercial building with a surface parking lot. It is flat to slightly-sloping and does not have any cultural, historical, or scenic aspects.

East: Properties to the east are zoned RS-6 and improved with single-family homes that are fronted on Monroe Circle. It is flat to slightly-sloping and does not have any cultural, historical, or scenic aspects.



VICINITY MAP



ZONING ADMINISTRATOR
Thursday, April 2, 2026 – 8:30 a.m.
CONDITIONAL USE PERMIT NO. CU-25-11
8840 KNOTT AVENUE
APN: 135-182-08