

September 18, 2025

The Honorable Tim McOsker, and Members of the Los Angeles City Council City Hall,  
200 N Spring Street Los Angeles, CA 90012

**Subject: Clarification Regarding the Absence of a Letter of Determination Approving A Conditional Use Permit For Alcohol Sales for Hidden Garden Thai Cuisine Torrance (CPK Restaurant Group LLC) at 1441 W Knox St, Suite 200, Torrance, CA 90501 - Case No. ADM-2025-4753-RBPA**

Dear Honorable Councilmember Tim McOsker and Members of the City Council,

This letter is to clarify the absence of a traditional **Letter of Determination Approving A Conditional Use Permit For Alcohol Sales** in our application for a Public Convenience or Necessity (PCN). The application is for our new full-service restaurant, Hidden Garden Thai Cuisine Torrance, which is a business of the CPK Restaurant Group LLC.

We have completed the administrative review process through the City of Los Angeles Department of City Planning's **Restaurant Beverage Program (RBP)**, which serves as a streamlined alternative to the Conditional Use Permit for Alcohol (CUB).

Unlike the CUB process, the RBP is an administrative clearance that **does not issue a formal Letter of Determination**. The RBP is governed by Los Angeles Municipal Code (LAMC) Section 12.22 A.34, and its final authorization is granted through a different set of documents:

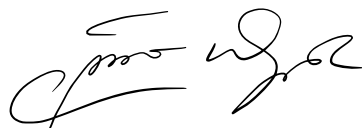
- **A recorded Covenant and Agreement:** This legally binding document outlines the conditions under which the alcohol sales are permitted and is a permanent record with the County Recorder.
- **An RBP Authorization Letter:** This official document from the Department of City Planning confirms that our project has been reviewed and approved under the RBP.

We have already obtained these documents, and they serve as the official clearance for our project. We believe they satisfy the intent of the "Letter of Determination" requirement, as they confirm our project's compliance with all applicable codes and regulations.

We trust this explanation clarifies the status of our application. We are available to provide copies of the recorded Covenant and the RBP Authorization Letter at your convenience. We are confident that our restaurant will be a positive addition to the community and will operate responsibly.

Thank you for your time and consideration.

Sincerely,



Wuttivet Pibulpanijkarn, President  
CPK Restaurant Group LLC