



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**
 2016-000866-(4) 12/6/2016
REQUESTED ENTITLEMENTS
 RCUP RPPL 2016002750

PROJECT SUMMARY

OWNER / APPLICANT

JWL Associates

MAP/EXHIBIT DATE

10/20/2015

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit for the sale of beer and wine for on-site consumption in conjunction with an existing 1,800 square foot restaurant.

LOCATION

19705 Colima Road #6, Rowland Heights, CA

ACCESS

Colima Road and Fairway Drive

ASSESSORS PARCEL NUMBER(S)

8762-017-026

SITE AREA

9.8 ac

GENERAL PLAN / LOCAL PLAN

ROWLAND HEIGHTS COMMUNITY PLAN

ZONED DISTRICT

SAN JOSE / PUENTE

LAND USE DESIGNATION

C (Commercial)

ZONE

C-2-BE (NEIGHBORHOOD BUSINESS ZONE – BILLBOARD EXCLUSION)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

ROWLAND HEIGHTS

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Existing Structures

KEY ISSUES

- Consistency with the Rowland Heights Community Plan
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Zoning Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof)
 - 22.56.195 (Alcoholic Beverage Sales Burden of Proof)
 - 22.28.170 (C-2 Zone Development Standards)

STAFF RECOMMENDATION

Approval

CASE PLANNER:

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