



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462
PROJECT NUMBER 90-242
Conditional Use Permit 201100087

PUBLIC HEARING DATE 8/15/2012	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Kula West Irvine, Inc.	OWNER Diamond Plaza, LLC	REPRESENTATIVE Michael C. Cho, Esq.
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PROJECT DESCRIPTION
 Conditional use permit (CUP) to allow sale of beer and wine for on-site consumption in an established restaurant (Kula Revolving Sushi Bar). Restaurant is located in the C-2-DP-BE (Neighborhood Business-Development Program-Billboard Exclusion) Zone, within the Rowland Heights Community Standards District (CSD). The restaurant was approved under a Revised Exhibit "A" to CUP 90-242 on February 22, 2011. No increase in current occupancy of patrons is proposed.

REQUIRED ENTITLEMENTS
 The applicant requests approval of a CUP application pursuant to Los Angeles County "Code" Sections 22.28.160 and 22.56.195, for Alcoholic Beverage Sales with on-site consumption at an established restaurant in the C-2 zone.

LOCATION/ADDRESS
 1370 Fullerton Rd., Ste. 105 & 106

SITE DESCRIPTION
 Established commercial plaza, with parking and landscaping, buffer walls and driveway entrances.

ACCESS Fullerton Road.	ZONED DISTRICT Puente
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ASSESSORS PARCEL NUMBER 8270-002-051	COMMUNITY Rowland Heights
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SIZE 4.35 Acres	COMMUNITY STANDARDS DISTRICT Rowland Heights
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Commercial Plaza	C-2-DP-BE
North	State Hwy. 60 (Pomona Fwy.)	State Highway
East	Jellick Elementary School	RPD-6,000-10U (Residential Planned Development-6,000 sq. ft. min. lot size area reqd./unit-10 units/acre)
South	Single Family Residence	R-3-3,000-14U-DP (Limited Multiple Residence-3,000 sq. ft. min. lot size area reqd./unit-14 units/acre-Development Program) Zone
West	Commercial Plaza	City of Industry

GENERAL PLAN/COMMUNITY PLAN Rowland Heights Community Plan	LAND USE DESIGNATION Commercial	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption-Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Rudy Silvas		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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