



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435
PROJECT NUMBER 97097-(4)
RCUP Number 200900088

PUBLIC HEARING DATE 4/19/2011	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Ian Kim	OWNER Rowland Heights Plaza Inc.	REPRESENTATIVE Sam Youssefian
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PROJECT DESCRIPTION
 The applicant is requesting a Conditional Use Permit to continue the sale of beer, wine and distilled spirits for on-site consumption at an existing restaurant located in a tenant space within the Rowland Heights Commercial Plaza in the C-1 (Restricted Business) Zone in the Puente Zoned District within the unincorporated community of Rowland Heights. The project includes an 828 sq. ft addition to the existing restaurant, and access is from two driveways along Colima Road and one driveway off of Desire Avenue. The hours of operation are from 11 a.m. to 11 p.m., seven days a week, with a maximum of five employees, per two shifts.

REQUIRED ENTITLEMENTS
To re-authorize the continued sales of beer, wine and distilled spirits for on-site consumption at an existing restaurant located in a tenant space within the Rowland Heights Commercial Plaza in the C-1 (Restricted Business) Zone in the Puente Zoned District within the unincorporated community of Rowland Heights.

LOCATION/ADDRESS
 18722 Colima Road, Rowland Heights

SITE DESCRIPTION
 The site plan depicts a multi-tenant commercial center (Rowland Heights Plaza) on a 1.89 acre lot with two buildings located to the west, east and southern portion of the property. The existing restaurant is located in a 4,928 sq. ft. tenant space within a 33,000 sq. ft. building on the eastern portion of the property. The floor plan illustrates an existing dining area with fixed and unfixed seating, kitchen area with a cooler and freezer, restrooms, locker room, cashier and waiting area. There is a new 828 sq. ft. dining area and waiter station to be located within an existing tenant space adjacent to the restaurant. The occupant load is 184 with 61 parking spaces required for the existing restaurant and new addition, and 130 parking spaces provided for the shopping center. Access is from two paved driveways on Colima Road and one paved driveway along Desire Avenue.

ACCESS Colima Road	ZONED DISTRICT Puente
ASSESSORS PARCEL NUMBER 8272001055	COMMUNITY Rowland Heights
SIZE 1.89 Acres	COMMUNITY STANDARDS DISTRICT Rowland Heights

	EXISTING LAND USE	EXISTING ZONING
Project Site	Commercial Center	C-1 (Restricted Business)
North	Retail Center and Multiple Family Residence	RPD-6000-10U (Residential Planned Development) and CPD (Commercial Planned Development)
East	Commercial Center and Multiple Family Residence	C-1 (Restricted Business) and A-1-6000 (Light Agricultural)
South	Vacant Land and Private School	C-2-DP-BE (Neighborhood Commercial-Development Program- Billboard Exclusion)
West	Retail Center and Single Family Residence	C-1 (Restricted Business) and R-3-DP (Limited Multiple Residence)

GENERAL PLAN/COMMUNITY PLAN Rowland Heights Community Plan	LAND USE DESIGNATION Commercial	MAXIMUM DENSITY 0
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ENVIRONMENTAL DETERMINATION
 Class 3 Categorical Exemption- New Construction or Conversion of Small Structures

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: Diane Aranda		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING