



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6438  
**PROJECT NO. R2005-02749-(5)**  
**CONDITIONAL USE PERMIT 201000099**

<b>PUBLIC HEARING DATE</b> 2/1/11	<b>AGENDA ITEM</b>
<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> U.S. Food & Service Co., LLC	<b>OWNER</b> Rowland Ranch Properties, LLC	<b>REPRESENTATIVE</b> Susan Zhang, Coconut Station
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**PROJECT DESCRIPTION**  
 To authorize the sale of alcoholic beverages (Type 41 beer/wine) for on-site consumption in association with an existing restaurant ("Coconut Station") located in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone, Puente Zoned District.

**REQUIRED ENTITLEMENTS**  
 Conditional Use Permit to authorize the sale of alcoholic beverages in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone, pursuant to Sec. 22.28.210.

**LOCATION/ADDRESS**  
 1355 Nogales St., Rowland Heights, CA 91748

**SITE DESCRIPTION**  
 The site plan shows an existing one-story restaurant, indoor and outdoor dining areas, 23 parking spaces, including one accessible parking space.

<b>ACCESS</b> Nogales St. and Labin Ct.	<b>ZONED DISTRICT</b> Puente Zoned District
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<b>ASSESSORS PARCEL NUMBER</b> 8761-011-004	<b>COMMUNITY</b> Rowland Heights
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<b>SIZE</b> 0.6 gross acre	<b>COMMUNITY STANDARDS DISTRICT</b> Rowland Heights Community Standards Dist.
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	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Restaurant	C-3-BE (Unlimited Commercial – Billboard Exclusion)
North	Commercial, freeway	C-3-BE (Unlimited Commercial – Billboard Exclusion)
East	Residential	A-1-6,000 (Light Agriculture – 6,000 sq. ft. parcels)
South	Commercial, auto body	C-3-BE (Unlimited Commercial – Billboard Exclusion)
West	Recreation, golf	C-3-BE (Unlimited Commercial – Billboard Exclusion)

<b>GENERAL PLAN/COMMUNITY PLAN</b> Rowland Heights	<b>LAND USE DESIGNATION</b> C – Commercial	<b>MAXIMUM DENSITY</b> N/A
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**ENVIRONMENTAL DETERMINATION**  
 Class 1 Categorical Exemption – Existing Structures

<b>RPC LAST MEETING ACTION SUMMARY</b>		
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: Phillip Estes (pestes@planning.lacounty.gov)		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

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