



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6461

PROJECT NUMBER R2006-03880-(1)
CONDITIONAL USE PERMIT No. 200900140

PUBLIC HEARING DATE
TBD

AGENDA ITEM
TBD

RPC CONSENT DATE
N/A

CONTINUE TO
N/A

APPLICANT SS & W Corporation	OWNER JTNA Enterprises LLC	REPRESENTATIVE Seo & Company, Justin Kim
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PROJECT DESCRIPTION
 The applicant, SS & W Corporation, is requesting a Conditional Use Permit (CUP) for the sale and dispensing of beer and wine for on-site consumption in an existing 1,176 sq. ft restaurant within an existing shopping center (Rowland Heights Shopping Center) containing 393 parking spaces in the C-1 (Restricted Business) and P-R (Restricted Parking) zones in the Puente Zoned District pursuant to Los Angeles County Code Section 22.56.195. There are three maximum employees per shift, from 11 a.m. to 2 a.m., with a total of four employees.

REQUIRED ENTITLEMENTS
 A Conditional Use Permit (Alcoholic Beverage Consumption – Type 41) is required to allow the sale of beer and wine for on-site consumption in the C-1 (Restricted Business) zone pursuant to Los Angeles County Code Section 22.56.195.

LOCATION/ADDRESS
 18333 Colima Rd., #B, Rowland Heights

SITE DESCRIPTION
 The site plan depicts an existing 1,176 sq. ft. restaurant (Love Letter restaurant) located in a 31,500 sq. ft. shopping center (Rowland Heights Shopping Center). Residential uses surround the site immediately to the north and west, a 2-story parking structure and office use to the east, and commercial office and retail uses to the south and west. Currently, there are twelve other establishments within a 600-ft radius selling alcohol.

ACCESS via Colima Road, Fullerton Road, Baston Avenue	ZONED DISTRICT Puente
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ASSESSORS PARCEL NUMBER 8270-005-043	COMMUNITY Rowland Heights
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SIZE 5.02 Acres (site)	COMMUNITY STANDARDS DISTRICT Rowland Heights CSD
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Shopping plaza w/appurtenant parking	C-1 (Restricted Business), P-R (Restricted Parking)
North	Single-family Residences	A-1-6000 (Light Agriculture – 6,000 sq. ft. Minimum Required Area)
East	Single-family Residences	A-1-6000 (Light Agriculture – 6,000 sq. ft. Minimum Required Area)
South	Retail, Office	C-2-BE (Neighborhood Commercial – Billboard Exclusion Zone)
West	Retail, Office, Single-family Residences	C-1 (Restricted Business), A-1-6000 (Light Agriculture – 6,000 sq. ft. Minimum Required Area)

GENERAL PLAN/COMMUNITY PLAN Rowland Heights Community Plan	LAND USE DESIGNATION C - Commercial	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION
 Categorical Exemption, Class 1 – 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: Steve Mar		
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