



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

**PROJECT NUMBER**

R2008-00758-(4)

**HEARING DATE**

March 17, 2015

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 200800081

# PROJECT SUMMARY

**OWNER / APPLICANT**

Snyder Investment Trust / JiLong Inc.

**MAP/EXHIBIT DATE**

December 12, 2007

**PROJECT OVERVIEW**

The applicant, JiLong Inc., is requesting a Conditional Use Permit for the continued sale of beer and wine for on-site consumption in an existing restaurant in a C-2-BE (Neighborhood Business – Billboard Exclusion) zone. The restaurant is located within an existing retail strip mall. This use was previously permitted by CUP 02-115-(4).

**LOCATION**

19043-19045 East Colima Rd Rowland Heights, CA 91748

**ACCESS**

Via Colima Road

**ASSESSORS PARCEL NUMBER(S)**

8761-014-022

**SITE AREA**

4.48 Acres

**GENERAL PLAN / LOCAL PLAN**

Rowland Heights Community Plan

**ZONED DISTRICT**

Puente

**LAND USE DESIGNATION**

C - Commerical

**ZONE**

C-2-BE

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Rowland Heights

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Rowland Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.44.132 (Rowland Heights CSD requirements)
  - 22.28.170 (C-2 Zone Development Standards)

**CASE PLANNER:**

Iris Chi

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