



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

PROJECT NUMBER R2011-00472-(5)
CONDITIONAL USE PERMIT No. 201100116

PUBLIC HEARING DATE
 June 13, 2012

AGENDA ITEM
 TBA

RPC CONSENT DATE
 N/A

CONTINUE TO
 N/A

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|--|---------------------------------------|---|
| APPLICANT Mamma's Brick Oven Pizza & Pasta | OWNER Zuner Properties, LLC | REPRESENTATIVE Art Rodriguez & Associates |
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PROJECT DESCRIPTION
 The applicant, Mamma's Brick Oven Pizza & Pasta, is requesting a conditional use permit (CUP) for the sale and dispensing of beer and wine for on-site consumption at an existing 2,222 sq. ft restaurant on a 13,750 sq. ft. lot in the C-2 (Neighborhood Business zone in the East Pasadena Zoned District pursuant to Los Angeles County Code Section 22.56.195.

REQUIRED ENTITLEMENTS
 A conditional use permit is required to allow the sale of beer and wine for on-site consumption in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code Section 22.56.195.

LOCATION/ADDRESS
 311 S. Rosemead Blvd., East Pasadena

SITE DESCRIPTION
 The site plan depicts the existing 2,222 sq. ft. restaurant (Mamma's Brick Oven Pizza & Pasta) located on a 13,750 sq. ft. site containing 20 parking spaces along Rosemead Boulevard. Retail and commercial uses surround the site to the north, east, and south and single-family residential uses to the west. There is one other establishment within a 500-ft. radius that sells alcohol and one sensitive use within a 600-ft. radius of the project.

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| ACCESS via Rosemead Boulevard & rear alley | ZONED DISTRICT East Pasadena |
| ASSESSORS PARCEL NUMBER 5755-012-032 | COMMUNITY East Pasadena |
| SIZE 13,750 sq. ft. (0.32 Acres) | COMMUNITY STANDARDS DISTRICT East Pasadena CSD |

| | EXISTING LAND USE | EXISTING ZONING |
|--------------|--|--|
| Project Site | Restaurant | C-2 (Neighborhood Business) |
| North | Retail, Commercial, Single-family Residences | C-2 (Neighborhood Business), R-2 (Two-family Residence) |
| East | Retail, Commercial, Single-family Residences | C-2 (Neighborhood Business), R-1 (Single-family Residence) |
| South | Retail, Commercial, Single-family Residences, Church | C-2 (Neighborhood Business), R-2 (Two-family Residence) |
| West | Single-family Residences | R-1 (Single-family Residence), R-2 (Two-family Residence) |

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| GENERAL PLAN/COMMUNITY PLAN General Plan | LAND USE DESIGNATION C – Major Commercial | MAXIMUM DENSITY N/A |
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ENVIRONMENTAL DETERMINATION
 Categorical Exemption, Class 1 – Existing Facilities

RPC LAST MEETING ACTION SUMMARY

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|------------------------------|--------------------------|----------------------------------|
| 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

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|---|---------------------------------|-------------------------------|
| 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