



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6461
PROJECT NUMBER R2012-00058-(4)
CONDITIONAL USE PERMIT No. 201200009

PUBLIC HEARING DATE May 15, 2012	AGENDA ITEM TBA
RPC CONSENT DATE N/A	CONTINUE TO N/A

APPLICANT Kurt Chihwei Chen	OWNER Hing Wa Lee Plaza, LLC	REPRESENTATIVE Sunny Hsu
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PROJECT DESCRIPTION
 The applicant, Kurt Chihwei Chen, is requesting a conditional use permit (CUP) for the sale and dispensing of beer and wine for on-site consumption for an existing 2,494 sq. ft restaurant (OO Toros Restaurant) within an existing 1.44 acre shopping center (Hing Wa Lee Plaza) containing 106 parking spaces in the C-2-DP-BE (Neighborhood Business – Development Program - Billboard Exclusion) and P-R (Parking - Restricted) zones in the San Jose Zoned District pursuant to Los Angeles County Code Section 22.56.195. There are five other establishments within a 500-ft radius selling alcohol and one sensitive use located within 600 ft of the project site.

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
 1569 S. Fairway Dr., Suite 126B & 126C, Rowland Heights

SITE DESCRIPTION
 The site plan depicts the existing 2,494 sq. ft. restaurant (OO Toros Restaurant) located on the first floor of a 2-story 42,700 sq. ft. shopping center (Hing Wa Lee Plaza) with subterranean parking on a 1.44 acre site. The restaurant lies within the C-2-DP-BE zoned portion of the property and the P-R portion of the property lies to the south of the shopping center and contains parking. A church lies to the north, single-family residential uses and a shopping center to the east, and shopping centers to the south and to the west.

ACCESS via Fairway Drive (& Brea Canyon Cut Off (Emergency Access Only))	ZONED DISTRICT San Jose
ASSESSORS PARCEL NUMBER 8762-018-006, -010	COMMUNITY Rowland Heights
SIZE 1.44 Acres (site)	COMMUNITY STANDARDS DISTRICT Rowland Heights CSD

	EXISTING LAND USE	EXISTING ZONING
Project Site	Shopping plaza w/appurtenant parking	C-2-DP-BE (Neighborhood Business – Development Program - Billboard Exclusion), P-R (Parking - Restricted)
North	Church	A-1-15000 (Light Agricultural – 15,000 sq. ft. Minimum Required Area)
East	Single-family Residences, Shopping Center	R-1-8500 (Single-family Residence – 8,500 sq. ft. Minimum Required Area), C-2-BE (Neighborhood Business – Billboard Exclusion)
South	Shopping Center	C-2-BE (Neighborhood Commercial – Billboard Exclusion)
West	Shopping Center	C-2-BE (Neighborhood Commercial – Billboard Exclusion)

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