



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

PROJECT NUMBER

R2012-01149-(4)

HEARING DATE

11/6/12

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201200073
 Environmental Assessment No. 201200129

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Properties LLC / Chao Chen & Peng Zhu

MAP/EXHIBIT DATE

9/22/12

PROJECT OVERVIEW

To authorize a Karaoke entertainment facility within a newly established two-story, multi-tenant commercial center (authorized by Plot Plan No. 200800405). The proposed 6,800 square foot facility would have an occupant load of 191 persons which would require 64 parking spaces. Operating hours would be from 10 a.m. to 2 a.m., seven days a week.

LOCATION

18888 Labin Court, Unit #C-201, Rowland Heights

ACCESS

Labin Court

ASSESSORS PARCEL NUMBER(S)

8761-011-020

SITE AREA

5.98 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

C (Commercial)

ZONE

C-3-BE (Unlimited Commercial, Billboard Exclusion)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Rowland Heights CSD

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)
 - 22.52.1110 (Parking requirements)
 - 22.28.210 (C-3 Zone - Uses Subject to Permits)
 - 22.28.220 (C-3 Zone - Development Standards)

STAFF RECOMMENDATION

Approval.

CASE PLANNER:

Maral Tashjian

PHONE NUMBER:

(213) 974 - 6435

E-MAIL ADDRESS:

mtashjian@planning.lacounty.gov