



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

**PROJECT NUMBER**

R2013-01000-(4)

**HEARING DATE**

September 17, 2013

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201300053

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Lazben Investment Rowland Heights LLC / Jilong Inc. (Oba  
 Ton Ten Ko Sushi)

**MAP/EXHIBIT DATE**

Oct. 2010 (site plan), Aug. 2010 (floor plan)

**PROJECT OVERVIEW**

The applicant, Ton Ten Ko Sushi, is requesting a conditional use permit (CUP) for a Type 41 license (beer and wine for on-site consumption) and a Type 47 license (full-line alcohol for on-site consumption), previously approved for a Type 41 license under CUP 97184 on June 18, 1998, at an existing 2,000 sq. ft restaurant within an existing shopping center (Hong Kong Plaza) containing 624 parking spaces in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone in the Puente Zoned District pursuant to Los Angeles County Code Sections 22.28.220 and 22.56.195. There are nine other establishments within a 500-ft radius selling alcohol. Although not specifically identified as a sensitive use in the code, there are two hospitals (medical offices) located within 600 ft of the project site.

**LOCATION**

18438 Colima Road, #107, Rowland Heights

**ACCESS**

Via Colima Rd., Jellick Ave., Sierra Leone Ave., Baston Ave.

**ASSESSORS PARCEL NUMBER(S)**

8253-001-002

**SITE AREA**

9.91 Acres (site), 2,000 sq. ft. (restaurant)

**GENERAL PLAN / LOCAL PLAN**

Rowland Heights Community Plan

**ZONED DISTRICT**

Puente

**LAND USE DESIGNATION**

C - Commercial

**ZONE**

C-3-BE (Neighborhood 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)
  - 22.44.132 (Rowland Heights CSD requirements)
  - 22.28.220 (C-3 Zone Development Standards)

**CASE PLANNER:**

Steve Mar

**PHONE NUMBER:**

(213) 974-6435

**E-MAIL ADDRESS:**

smar@planning.lacounty.gov