



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

**PROJECT NUMBER**      **HEARING DATE**  
 R2013-01635-(1)      07/16/2014

**REQUESTED ENTITLEMENTS**  
 Conditional Use Permit No. 201300133

## PROJECT SUMMARY

**OWNER / APPLICANT**

PCG Rowan LLC / Erwin Bucy, Paragon Comm. Group

**MAP/EXHIBIT DATE**

01/07/14

**PROJECT OVERVIEW**

The project is a request for a Conditional Use Permit to authorize (package store) the sale of beer, wine and distilled spirits for off-site consumption at a proposed CVS store (approved under separate permit). The store proposes to be open 24 hours a day.

**LOCATION**

3601-3627 Cesar E. Chavez Avenue & 420 Rowan Avenue, Unincorporated East Los Angeles

**ACCESS**

East Cesar Chavez Avenue, N. Rowan Avenue & Dozier Street

**ASSESSORS PARCEL NUMBER(S)**

5232-027-013, 5232-027-023, 024, 025 & 026

**SITE AREA**

0.93 Acres

**GENERAL PLAN / LOCAL PLAN**

East Los Angeles Community Plan

**ZONED DISTRICT**

East Los Angeles

**LAND USE DESIGNATION**

CC-Community Commercial

**ZONE**

R-2 (Two-Family Residence) & C-3 (Unlimited Commercial)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

East Los Angeles

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 2 Categorical Exemption – Replacement or Reconstruction

**KEY ISSUES**

**CASE PLANNER:**

Michele Bush

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