



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

PROJECT NUMBER

See Below.

HEARING DATE

12/11/13

REQUESTED ENTITLEMENTS

See Below.

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Properties LLC / Monica Wu / Julia Lee

MAP/EXHIBIT DATE

n/a

PROJECT OVERVIEW

To authorize the sale of alcoholic beverages (beer and wine) for on-site consumption at seven (7) new restaurants in an existing shopping center ("Pearl of the East"), pursuant to Section 22.28.210 of the Los Angeles County Code. The seven requested entitlements are as follows:

Project No.	Conditional Use Permit No.		Unit No.	Area (Sq. Ft.)	Occupant Load
2013-02230	201300116	Seafood Restaurant	#C113	1,747	39
2013-02231	201300117	Mexican Restaurant	#B101	4,865	136
2013-02516	201300123	"Gui Street" BBQ restaurant	#209	4,000	161
2013-02610	201300131	"Band of Brother" Chinese Restaurant	#C105	1,514	27
2013-02611	201300132	"ISHI Sushi" Japanese Restaurant	#C110	2,279	50
2013-02789	201300147	"Mala" Shabu Shabu Restaurant	#C101	2,400	91
2013-02790	201300148	"101 Noodle House" Restaurant	#A105	2,392	98

LOCATION

18888 Labin Court, 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)
 - 22.28.210 (C-3 Zone - Uses Subject to Permits)

CASE PLANNER:

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