



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

PROJECT NUMBER

R2013-02714-(4)

HEARING DATE

February 4, 2014

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201300142

PROJECT SUMMARY

OWNER / APPLICANT

The Boiling Crab / Dada Ngo

MAP/EXHIBIT DATE

June 25, 2009

PROJECT OVERVIEW

The applicant, the Boiling Crab, requests a conditional use permit to authorize the continued sale and serving of alcoholic beverages (ABC Type 41 – beer and wine) for on-site consumption at an existing restaurant in the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) zone, pursuant to Section 22.32.130 of the Los Angeles County Code. The use was previously established through CUP No. 96024-(4) in 1996. That permit expired in 2006. In 2010, the applicant combined two restaurants into the one existing location in 2010 under Plot Plan No. 201000055. As such, the current approval to sell alcoholic beverages does not extend into the addition.

The restaurant, the Boiling Crab, measures 5,901 square feet and contains an occupant load of 199. Parking for 496 vehicles are provided on-site as the restaurant is part of a larger commercial center (Mandarin Plaza) with other restaurant and retail uses. The Boiling Crab requires 66 parking stalls, which are provided on-site.

LOCATION

18902 East Gale Avenue, Rowland Heights, CA 91748

ACCESS

East Gale Avenue

ASSESSORS PARCEL NUMBER

8264-021-014

SITE AREA

6.46 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community General Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

"I" (Industrial)

ZONE

M-1.5-BE

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Rowland Heights Community General Plan
- Satisfaction of the following Sections 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)
 - 22.32.140 (M-1.5 Development Standards)

CASE PLANNER:

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