



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

PROJECT NUMBER R2013-02725-(4)
HEARING DATE February 3, 2015

PROJECT SUMMARY

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 201300143
 Environmental Assessment No. 201300233

OWNER / APPLICANT

Rowland Ranch Properties, LLC

MAP/EXHIBIT DATE

August 2014

PROJECT OVERVIEW

The applicant requests a Conditional Use Permit (CUP) to allow the sale of beer and wine for on-site consumption Type 41 (On-Sale Beer and Wine – Eating Place) for a restaurant (New House of Korea) located in the Rowland Plaza Center at the intersection of Colima Road and Nogales Street within the C-3 zone in the community of Hacienda Heights. A (CUP) is required for the sale of alcoholic beverages in the C-3 zone pursuant to Sections 22.28.210 and 22.56.195 of the Los Angeles County Code.

LOCATION

18981 Colima Road

ACCESS

Colima Road and Nogales Street

ASSESSORS PARCEL NUMBER(S)

8761-012-012

SITE AREA

11.83 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights

ZONED DISTRICT

Puente

LAND USE DESIGNATION

C-(Commercial)

ZONE

C-3-BE (Unlimited Commercial Billboard Exclusion)

PROPOSED UNITS

None

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 Los Angeles County General 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 (C3 zone Uses Subject to Permit)
 - 22.56.195 (Alcoholic Beverage Sales Requirements)
 - 22.44.132 (Rowland Heights Community Standards District)

CASE PLANNER:

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