



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

PROJECT NUMBER

R2013-03079-(4)

HEARING DATE

February 19, 2014

REQUESTED ENTITLEMENTS

Variance No. 201300005

Conditional Use Permit No. 201300162

PROJECT SUMMARY

OWNER / APPLICANT

JTNA Enterprises LLC / Min Hong

MAP/EXHIBIT DATE

2013

PROJECT OVERVIEW

The applicant is requesting a conditional use permit (CUP) for the sale of full line alcohol for off-site consumption (Type 21) at a new 764 sq. ft. liquor store (Bootlegger Liquor) in an existing shopping center containing 396 parking spaces on a 5.5 acre lot in the C-1 (Restricted Business) zone in the Puente Zoned District pursuant to Los Angeles County Code Sections 22.28.120 and 22.56.195. A Variance is also included in the request to allow the store to exceed the five percent display limit of total shelf space devoted to alcoholic beverages as required when an establishment is located within a 500 ft. radius of any other facility selling alcoholic beverages. The applicant currently operates a liquor store at a shopping center located approximately 700 ft. from the proposed storefront location and is relocating the business to the project site.

LOCATION

18305 Colima Rd., Unit B, Rowland Heights

ACCESS

via Colima Rd. and Fullerton Rd.

ASSESSORS PARCEL NUMBER(S)

8270-005-043

SITE AREA

5.5 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente Zoned District

LAND USE DESIGNATION

C - Commercial

ZONE

C-1 (Restricted Business)

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)
 - 22.56.195 (Alcoholic Beverage Sales Burden of Proof Requirements)
 - 22.44.132 (Rowland Heights CSD requirements)
 - 22.28.120 (C-1 Zone Development Standards)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

smar@planning.lacounty.gov