



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

PROJECT NUMBER

See Below.

HEARING DATE

February 3, 2015

REQUESTED ENTITLEMENTS

See Below.

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Properties LLC / Monica Wu

MAP/EXHIBIT DATE

n/a

PROJECT OVERVIEW

The applicant is requesting two Conditional Use Permits (CUPs) to authorize the sale of alcoholic beverages for on-site consumption at two new restaurants (NYC Lounge – Type 47, on-site full line and Delicieux – Type 41, on-site beer and wine) at an existing shopping center (Pearl of the East Plaza) in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.28.210. The two requested entitlements are as follows:

Project No.	Conditional Use Permit No.	Business Name	Unit No.	Area (Sq. Ft.)	Occupant Load	Required Parking
2013-03298	201300164	"NYC Lounge"	C-209	2,988	66	22
2014-01243	201400053	"Delicieux"	B-109	5,823	201	67

LOCATION

18888 Labin Court, Rowland Heights

ACCESS

via 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 & Countywide 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 (C-3 Zone - Uses Subject to Permits)

CASE PLANNER:

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