



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

**PROJECT NUMBER**

R20145-00338-(4)

**HEARING DATE**

September 16, 2015

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201500015

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Diamond Plaza LLC

**MAP/EXHIBIT DATE**

10/20/14

**PROJECT OVERVIEW**

The applicant is requesting a Conditional Use Permit to authorize the sale of beer and wine (Type 41) for on-site consumption in conjunction with the operation of an existing restaurant in the C-2-DP-BE (Neighborhood Business Development Program, Billboard Exclusion) zone within the unincorporated community of Rowland Heights.

**LOCATION**

1388 Fullerton Road Unit # B

**ACCESS**

Fullerton Road

**ASSESSORS PARCEL NUMBER(S)**

8270-002-051

**SITE AREA**

10,457 square feet

**GENERAL PLAN / LOCAL PLAN**

Rowland Heights Community Plan

**ZONED DISTRICT**

Puente

**LAND USE DESIGNATION**

C-Commercial

**ZONE**

C-2-DP-BE

**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 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)
  - 22.56.195 (Alcoholic Beverage Sales Burden of Proof Requirements)
  - 22.28.170 (C-2 Zone Development Standards)
  - 22.28.160 (Uses Subject to Permits)

**CASE PLANNER:**

Jeantine Nazar

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