



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

PROJECT NUMBER
 R2015-02101-(4)

HEARING DATE
 February 16, 2016

PROJECT SUMMARY

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500082
 Environmental Assessment No. 201500140

OWNER / APPLICANT

Rowland Ranch Properties LLC / The Boiling Crab Restaurant

MAP/EXHIBIT DATE

December 22, 2015

PROJECT OVERVIEW

The applicant, The Boiling Crab Restaurant, is requesting a Conditional Use Permit ("CUP") to authorize the sale of beer and wine for on-site consumption related to a restaurant within the M-1.5-BE (Restricted Heavy Manufacturing-Billboard Exclusion Zone) Zone. A CUP is required in the M-1.5 Zone for alcoholic beverage sales, pursuant to Section 22.32.140 of the Los Angeles County Code. The Boiling Crab Restaurant has a current CUP for beer and wine for another unit in the same shopping center, but a new CUP is needed because the restaurant is being relocated. The property is located in the Puente Zoned District.

LOCATION

18922 East Gale Avenue, Rowland Heights

ACCESS

Gale Ave.

ASSESSORS PARCEL NUMBER(S)

8264-021-014

SITE AREA

6.56 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

Industrial

ZONE

M-1.5-BE (Restricted Heavy Manufacturing-Billboard Exclusion Zone)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)

Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan & 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 requirements)
 - 22.44.132 (Rowland Heights Community Standards District)

CASE PLANNER:

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