



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

PROJECT NUMBER **HEARING DATE**
 R2015-02747-(4) 3/1/2016
REQUESTED ENTITLEMENTS
 RCUP 201500111

PROJECT SUMMARY

OWNER / APPLICANT JWL Associates Inc.	MAP/EXHIBIT DATE 8/3/2015
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PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant.

LOCATION 18932 E. Gale Avenue, Rowland Heights, CA	ACCESS E. Gale Avenue	
ASSESSORS PARCEL NUMBER(S) 8264-021-014	SITE AREA 6.6 ac	
GENERAL PLAN / LOCAL PLAN ROWLAND HEIGHTS COMMUNITY PLAN	ZONED DISTRICT PUENTE	
LAND USE DESIGNATION I (Industrial)	ZONE M-1.5-BE (RESTRICTED HEAVY MANUFACTURING ZONE – BILLBOARD EXCLUSION)	
PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	COMMUNITY STANDARDS DISTRICT ROWLAND HEIGHTS

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Rowland Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Zoning Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof)
 - 22.56.195 (Alcoholic Beverage Sales Burden of Proof)
 - 22.32.150 (M-1.5 Zone Development Standards)
 - 22.44.132 (Rowland Heights Community Standards District)

STAFF RECOMMENDATION

Approval

CASE PLANNER: Carl Nadela	PHONE NUMBER: (213) 974-6435	E-MAIL ADDRESS: cnadela@planning.lacounty.gov
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