



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

PROJECT NUMBER

R2015-02914

HEARING DATE

March 15, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500117
 Environmental Assessment No. 201500207

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Properties, LLC/ Nhu Tran.

MAP/EXHIBIT DATE

09/06/2015

PROJECT OVERVIEW

The applicant, Nhu Tran, is requesting a Conditional Use Permit (CUP) to authorize the sale of beer and wine (ABC License Type 41) for onsite consumption at an existing restaurant (The Shack) located in the Rowland Plaza Center at the intersection of Colima Road and Nogales Street within the C-3-BE zone. A CUP is required for the sale of alcoholic beverages in the C-3 zone pursuant to Los Angeles County Code Sections 22.28.210 and 22.56.195. The sale of beer and wine for onsite consumption will occur between the hours of 5pm-10pm Monday-Friday and between the 12pm-10pm Saturday-Sunday. The sale of beer and wine for onsite consumption will take place within the enclosed restaurant and will only be served when food is ordered.

LOCATION

18927 Colima Road, Rowland Heights, CA 91748

ACCESS

Colima Road and Nogales Street

ASSESSORS PARCEL NUMBER(S)

8761-012-012

SITE AREA

1,185 Sq. Feet of Lease Area

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

C- Commercial

ZONE

C-3-BE (General 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 Los Angeles County General Plan and the Rowland Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.28.220 (C-3 Zone Development Standards)
 - 22.44.132 (Rowland Heights Community Standards District)
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.195 (Alcoholic Beverage Sales, For Either On-site or Off-site Consumption)

CASE PLANNER:

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