



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

HEARING DATE
 May 17, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. RPPL2015000290-(4)

PROJECT SUMMARY

OWNER / APPLICANT

Diamond Plaza LLC / JWL Associates

MAP/EXHIBIT DATE

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PROJECT OVERVIEW

The applicant, Jun Ka Bok, is requesting a Conditional Use Permit (CUP) to authorize the sale of beer and wine for on-site consumption (Type-41 alcohol license) at an existing restaurant ("Jun Ka Bok") within an existing shopping center in the C-2-DP-BE (Neighborhood Business – Development Program – Billboard Exclusion) zone pursuant to Los Angeles County Code Sections 22.28.160.

LOCATION

1380 Fullerton Rd., #104, Rowland Heights

ACCESS

via Fullerton Road

ASSESSORS PARCEL NUMBER(S)

8270-002-051

SITE AREA

4.33 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente ZD

LAND USE DESIGNATION

C - Commercial

ZONE

C-2-DP-BE (Neighborhood Business – Development Program – 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
- 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)
 - 22.44.132 (Rowland Heights CSD requirements)
 - 22.28.170 (C-2 Zone Development Standards)

CASE PLANNER:

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