



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

**PLAN NUMBER**  
 RPPL2016000937-(4)

**HEARING DATE**  
 September 6, 2016

**REQUESTED ENTITLEMENTS**  
 Conditional Use Permit No. RPPL2016000937

# PROJECT SUMMARY

**OWNER / APPLICANT**

PK II Bixby Hacienda Plaza LP/ Yakiyan USA LLC

**MAP/EXHIBIT DATE**

**PROJECT OVERVIEW**

The applicant, Yakiyan USA LLC, is requesting a conditional use permit (CUP) to allow the sale of a full-line alcoholic beverages (beer, wine, distilled spirits) for on-site consumption (Type 47 License) at a restaurant (Yakiyan Japanese BBQ) located in an existing shopping center in the C-2 (Neighborhood Business) Zone in the Hacienda Heights Zoned District pursuant to Los Angeles County Code Section 22.28.160.

**LOCATION**

17188 Colima Road, Unit C

**ACCESS**

Colima Road

**ASSESSORS PARCEL NUMBER(S)**

8295-012-158

**SITE AREA**

5.2 Acre

**GENERAL PLAN / LOCAL PLAN**

Hacienda Heights Community Plan

**ZONED DISTRICT**

Hacienda Heights ZD

**LAND USE DESIGNATION**

CG- General Commercial

**ZONE**

C-2 (Neighborhood Business)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Hacienda 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 Burden of Proof Requirements)
  - 22.28.170 (C-2 Zone Development Standards)

**CASE PLANNER:**

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