



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

**HEARING DATE**  
 October 18, 2016

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. RPPL2016001658-(4)

**PROJECT SUMMARY**

**OWNER / APPLICANT**

W1-Rowland Heights, LLC / JWL Associates

**MAP/EXHIBIT DATE**

1/6/16

**PROJECT OVERVIEW**

The applicant, JWL Associates, is requesting a Conditional Use Permit (CUP) to authorize the sale of beer and wine for on-site consumption (Type 41 alcohol license) at a new restaurant ("Lafunz") located in an existing shopping center in the C-3-BE (General Commercial – Billboard Exclusion) zone in the Puente Zoned District pursuant to Los Angeles County Code Section 22.28.210.

**LOCATION**

18406 Colima Rd., Suite E, Rowland Heights

**ACCESS**

via Colima Road, Jellick Avenue, Sierra Leone Avenue, Baston Avenue

**ASSESSORS PARCEL NUMBER(S)**

8253-001-001

**SITE AREA**

3.09 Acres

**GENERAL PLAN / LOCAL PLAN**

Rowland Heights Community Plan

**ZONED DISTRICT**

Puente ZD

**LAND USE DESIGNATION**

C - Commercial

**ZONE**

C-3-BE (General Commercial – Billboard Exclusion), [other portions of site zoned C-2-BE (Neighborhood Business – 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)
  - 22.56.196 (Alcoholic Beverage Sales Burden of Proof Requirements)
  - 22.44.132 (Rowland Heights CSD requirements)
  - 22.28.220 (C-3 Zone Development Standards)

**CASE PLANNER:**

Steve Mar

**PHONE NUMBER:**

(213) 974-6435

**E-MAIL ADDRESS:**

smar@planning.lacounty.gov