



PROJECT NUMBER	HEARING DATE
PRJ2024-003004-(1)	October 28, 2025
REQUESTED ENTITLEMENT(S)	
Conditional Use Permit No. RPPL2024004457	

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Paramand Kumar / ChienChien Chang	January 2025

PROJECT OVERVIEW

The applicant, ChienChien Chang, is requesting a conditional use permit (“CUP”) to authorize the sale of beer and wine for on-site consumption at an existing restaurant (“Bubba’s Crab House”) located in a commercial shopping center in the MXD (Mixed Use) Zone pursuant to Los Angeles County Code Section 22.26.030 B (Land Use Regulations for Mixed Use Zones).

LOCATION	ACCESS
19255 Colima Road, Rowland Heights	via Colima Road

ASSESSORS PARCEL NUMBER(S)	SITE AREA
8761-026-040	0.7 Acres

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	PLANNING AREA
East San Gabriel Valley Area Plan	Puente	East San Gabriel Valley

LAND USE DESIGNATION	ZONE
CG (General Commercial)	MXD

PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
N/A	N/A	Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the East San Gabriel Valle Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030.F (Alcoholic Beverage Sales Burden of Proof Requirements)
 - 22.26.030 D (Development Standards for Mixed Use Zones)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
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