



PROJECT NUMBER PRJ2023-004588-(1)
HEARING DATE October 2, 2024
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2023005706

PROJECT SUMMARY

OWNER / APPLICANT

Hing Wa Lee Plaza LLC / Kevin Franklin

MAP/EXHIBIT DATE

9/10/2023

PROJECT OVERVIEW

The applicant, Kevin Franklin, requests a conditional use permit ("CUP") to authorize the sale of wine for on-site consumption at a proposed wine bar ("Sip LA") located in a commercial shopping center in the C-2-DP-BE (Neighborhood Commercial – Development Program – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

LOCATION

1569 Fairway Drive, #126A, Walnut (Rowland Heights)

ACCESS

via Fairway Drive

ASSESSORS PARCEL NUMBER(S)

8762-018-016

SITE AREA

0.62 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

San Jose

LAND USE DESIGNATION

C (Commercial)

ZONE

C-2-DP-BE

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Rowland Heights Community 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)
 - Chapter 22.332 (Rowland Heights CSD Requirements)
 - 22.20.040 (Development Standards for Commercial Zones)
 - 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)

CASE PLANNER:

Steve Mar

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