



PROJECT NUMBER **HEARING DATE**

PRJ2023-004237-(1) 8/20/2024

REQUESTED ENTITLEMENT(S)

Conditional Use Permit No. RPPL2023006245

PROJECT SUMMARY

OWNER / APPLICANT

Xiao Wei BBQ Inc.

MAP/EXHIBIT DATE

11/14/2023

PROJECT OVERVIEW

Sale of beer and wine for on-site consumption at an existing restaurant (Xiaowei BBQ)

LOCATION

2430 Fullerton Road, Rowland Heights, CA 91748

ACCESS

Fullerton Road

ASSESSORS PARCEL NUMBER(S)

8268-018-061

SITE AREA

1.24 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente

PLANNING AREA

East San Gabriel Valley

LAND USE DESIGNATION

C (Commercial)

ZONE

C-1 (Restricted Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)

Rowland Heights CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and 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 (Alcoholic Beverage Sales Findings and Decision Requirements)
 - Chapter 22.332 (Rowland Heights CSD requirements)
 - Section 22.20.040 (Development Standards for Commercial Zones)
 - Section 22.20.050 (Development Standards for C-H, C-1, C-2, C-3 and C-M)

CASE PLANNER:

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