



**PROJECT NUMBER**                    **HEARING DATE**  
 PRJ2024-001920-(1)                    April 22, 2025  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit No. RPPL2024002872

## PROJECT SUMMARY

<b>OWNER / APPLICANT</b> Rowland Ranch Pearl of the East / Stevie Tu	<b>MAP/EXHIBIT DATE</b> 11/22/2024
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### PROJECT OVERVIEW

The applicant is requesting a conditional use permit (“CUP”) to authorize the continued operation of an existing karaoke center (“Full House KTV”) with a request to change its existing beer and wine for on-site consumption alcohol license to a full-line alcohol for on-site consumption license located in a commercial shopping center in the C-3 (General Commercial) Zone pursuant to Los Angeles County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones). Proposed minor tenant improvements include a reduction in the total number of entertainment rooms from fourteen (14) to twelve (12) and the addition of new restrooms, a new mop closet, and storage rooms.

<b>LOCATION</b> 18888 Labin Court, C201, Rowland Heights	<b>ACCESS</b> via Labin Court
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<b>ASSESSORS PARCEL NUMBER(S)</b> 8761-011-020	<b>SITE AREA</b> 6.01 Acres
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<b>GENERAL PLAN / LOCAL PLAN</b> East San Gabriel Valley Area Plan	<b>ZONED DISTRICT</b> Puente	<b>PLANNING AREA</b> East San Gabriel Valley
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<b>LAND USE DESIGNATION</b> CG (General Commercial)	<b>ZONE</b> C-3 (General Commercial)
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<b>PROPOSED UNITS</b> N/A	<b>MAX DENSITY/UNITS</b> N/A	<b>COMMUNITY STANDARDS DISTRICT</b> Rowland Heights
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<b>ENVIRONMENTAL DETERMINATION (CEQA)</b> Class 1 Categorical Exemption – Existing Facilities
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- KEY ISSUES**
- Consistency with the East San Gabriel Valley 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)
    - Chapter 22.332 (Rowland Heights CSD Requirements)
    - Section 22.20.040 (Development Standards for Commercial Zones)

<b>CASE PLANNER:</b> Steve Mar	<b>PHONE NUMBER:</b> (213) 893-7009	<b>E-MAIL ADDRESS:</b> smar@planning.lacounty.gov
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