

**PROJECT NUMBER**

PRJ2024-002530-(1)

**HEARING DATE**

1/20/2026

**REQUESTED ENTITLEMENT(S)**

Conditional Use Permit No. RPPL2024003803

## PROJECT SUMMARY

**OWNER / APPLICANT**

Chengkui Yu / Late Night Bar

**MAP/EXHIBIT DATE**

7/2/2024

**PROJECT OVERVIEW**

Continued sale of beer and wine for on-site consumption at the existing restaurant

**LOCATION**18958 Daisetta Street Suite 106, Rowland Heights CA  
91748**ACCESS**

Daisetta Street

**ASSESSORS PARCEL NUMBER(S)**

8761-011-014

**SITE AREA**

0.71 Acres

**GENERAL PLAN / LOCAL PLAN**

East San Gabriel Valley Area Plan

**ZONED DISTRICT**

Puente

**PLANNING AREA**East San Gabriel Valley Area  
Plan**LAND USE DESIGNATION**

CG (General Commercial)

**ZONE**

MXD (Mixed Use Development)

**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 Los Angeles County General Plan and 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)
  - Section 22.140.030 (Alcoholic Beverage Sales Requirements)
  - Section 22.366.090 - Rowland Heights Community Standards District
  - Section 22.26.030 (Mixed Use Development Zone Requirements)

**CASE PLANNER:**

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