



**PROJECT NUMBER**                      **HEARING DATE**  
PRJ2025-001211-(1)                      January 27, 2026  
**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit No. RPPL2025001440

## PROJECT SUMMARY

<b>OWNER / APPLICANT</b>	<b>MAP/EXHIBIT DATE</b>
Rowland Ranch Prop LLC / Ernest Wang	2/16/2023

### PROJECT OVERVIEW

The applicant, Ernest Wang, requests a conditional use permit ("CUP") to authorize the sale of beer and wine for on-site consumption at an existing restaurant ("Red Pepper Hunan Restaurant") located in a commercial shopping center in the MXD (Mixed Use Development) zone pursuant to Los Angeles County Code Section 22.26.030.B (Land Use Regulations for Mixed Use Development Zones).

<b>LOCATION</b>	<b>ACCESS</b>	
18977 & 18979 Colima Road, Rowland Heights	via Colima Road	
<b>ASSESSORS PARCEL NUMBER(S)</b>	<b>SITE AREA</b>	
8761-012-012	10.5 Acres	
<b>GENERAL PLAN / LOCAL PLAN</b>	<b>ZONED DISTRICT</b>	<b>PLANNING AREA</b>
East San Gabriel Valley Area Plan	Puente	East San Gabriel Valley
<b>LAND USE DESIGNATION</b>	<b>ZONE</b>	
CG (General Commercial)	MXD (Mixed Use Development)	
<b>PROPOSED UNITS</b>	<b>MAX DENSITY/UNITS</b>	<b>APPLICABLE STANDARDS DISTRICTS</b>
N/A	N/A	East San Gabriel Valley Planning Area Standards District (PASD), Rowland Heights Community Standards District (CSD)

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

### KEY ISSUES

- Consistency with the 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.F (Alcoholic Beverage Sales Findings Requirements)
  - Chapter 22.366 (East San Gabriel Valley PASD requirements)
  - Section 22.366.090 (Rowland Heights CSD requirements)
  - Section 22.26.030.D (Mixed Use Development Zone Development Standards)

<b>CASE PLANNER:</b>	<b>PHONE NUMBER:</b>	<b>E-MAIL ADDRESS:</b>
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