

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
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).

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

CASE PLANNER:

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