



**PROJECT NUMBER**                      **HEARING DATE**  
 R2013-03298-(1)                      April 15, 2025

**REQUESTED ENTITLEMENT(S)**  
 Minor Modification or Elimination of Conditional Use Permit Conditions (“CUP Modification”) No. RPPL2023003172

## PROJECT SUMMARY

|                                                                          |                                                           |
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| <b>OWNER / APPLICANT</b><br>Rowland Ranch Pearl of the East / Philip Hou | <b>MAP/EXHIBIT DATE</b><br>(no date labeled on site plan) |
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**PROJECT OVERVIEW**  
 The applicant, Philip Hou, requests a conditional use permit (“CUP”) modification to eliminate condition no. 31 of CUP 201300164 to allow accessory live entertainment music and singing performances at an existing restaurant (“Chuan Men Chuan Ba”) in the C-3 (General Commercial) zone pursuant to Los Angeles County Code Section 22.236.020 (Minor Modification or Elimination of Conditional Use Permit Conditions – Applicability). A new performance stage will be added to the restaurant’s dining area (to be reviewed and approved under a separate Revised Exhibit “A” application) to allow for the live entertainment music and singing performances.

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| <b>LOCATION</b><br>18888 Labin Court, C209, Rowland Heights | <b>ACCESS</b><br>via Labin Court |
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| <b>ASSESSORS PARCEL NUMBER(S)</b><br>8761-011-020 | <b>SITE AREA</b><br>6.01 Acres |
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| <b>GENERAL PLAN / LOCAL PLAN</b><br>East San Gabriel Valley Area Plan | <b>ZONED DISTRICT</b><br>Puente | <b>PLANNING AREA</b><br>East San Gabriel Valley |
|-----------------------------------------------------------------------|---------------------------------|-------------------------------------------------|

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|-----------------------------------------------|-----------------------|
| <b>LAND USE DESIGNATION</b><br>C (Commercial) | <b>ZONE</b><br>C-3-BE |
|-----------------------------------------------|-----------------------|

|                              |                                 |                                                        |
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| <b>PROPOSED UNITS</b><br>N/A | <b>MAX DENSITY/UNITS</b><br>N/A | <b>COMMUNITY STANDARDS DISTRICT</b><br>Rowland Heights |
|------------------------------|---------------------------------|--------------------------------------------------------|

**ENVIRONMENTAL DETERMINATION (CEQA)**  
 Class 1 Categorical Exemption – Existing Facilities  
 Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

- 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 22.236.050 (Conditional Use Permit Modification Findings and Decision Requirements)
    - Section 22.366.090 (Rowland Heights CSD Requirements)
    - Section 22.20.040 (Commercial Zone Development Standards)

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