



PROJECT NUMBER	HEARING DATE
PRJ2024-002410-(1)	October 28, 2025
REQUESTED ENTITLEMENT(S)	
Conditional Use Permit No. RPPL2024003619	

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Rowland Ranch Pearl of the East / Yanmin Lai	July 2024

PROJECT OVERVIEW

The applicant, Yanmin Lai, requests a conditional use permit ("CUP") to authorize the sale of beer and wine for on-site consumption at an existing restaurant ("Samk") 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 Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

LOCATION	ACCESS	
18888 Labin Court, C107, Rowland Heights	via Labin Court	
ASSESSORS PARCEL NUMBER(S)	SITE AREA	
8761-011-020	6.0 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)	C-3	
PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
N/A	N/A	Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

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)
 - Section 22.140.030.F (Alcoholic Beverage Sales Burden of Proof Requirements)
 - Section 22.366.090 (Rowland Heights CSD requirements)
 - 22.20.040 (Commercial Zone Development Standards)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
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