



PROJECT NUMBER	HEARING DATE
PRJ2023-000760-(1)	April 30, 2025
REQUESTED ENTITLEMENT(S)	
Conditional Use Permit No. RPPL2023001097	

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Pearl of the East / Bobby Liu

MAP/EXHIBIT DATE

(no date on plans)

PROJECT OVERVIEW

The applicant, Bobby Liu, is requesting a conditional use permit (“CUP”) to authorize the operation of a new 773-square-foot tattoo parlor located in a commercial shopping center in the C-3-BE (General Commercial – Billboard Exclusion) 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). The establishment proposes a maximum of five tattoo workstations and operating hours between 2:00 p.m. to 11:00 p.m., seven days a week.

LOCATION

18888 Labin Court, A206, Rowland Heights

ACCESS

via Labin Court

ASSESSORS PARCEL NUMBER(S)

8761-011-020

SITE AREA

6.01 Acres

GENERAL PLAN / LOCAL PLAN

East San Gabriel Valley Area Plan

ZONED DISTRICT

Puente

PLANNING AREA

East San Gabriel Valley

LAND USE DESIGNATION

C (Commercial)

ZONE

C-3-BE

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and 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 22.366.090 (Rowland Heights CSD Requirements)
 - Section 22.20.040 (Development Standards for Commercial Zones)

CASE PLANNER:

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