



**PROJECT NUMBER**                      **HEARING DATE**  
 PRJ2023-004409-(1)                      October 2, 2024  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit No. RPPL2023006493

## PROJECT SUMMARY

**OWNER / APPLICANT**

Crystal Property LP / Steven Chen

**MAP/EXHIBIT DATE**

N/A

**PROJECT OVERVIEW**

The applicant, Steven Chen, is requesting a conditional use permit (“CUP”) to authorize the sale of on-site beer and wine at an existing restaurant (“Chubby Cattle BBQ”) located in a commercial shopping center in the C-2-DP-BE (Neighborhood Business – Development Program – Billboard Exclusion) Zone pursuant to Los Angeles County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones).

**LOCATION**

1388 Fullerton Road, Suite B, Rowland Heights

**ACCESS**

via Fullerton Road

**ASSESSORS PARCEL NUMBER(S)**

8270-002-051

**SITE AREA**

4.32 Acres

**GENERAL PLAN / LOCAL PLAN**

Rowland Heights Community Plan

**ZONED DISTRICT**

Puente

**LAND USE DESIGNATION**

C (Commercial)

**ZONE**

C-2-DP-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 Rowland Heights Community 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)
  - Chapter 22.332 (Rowland Heights CSD Requirements)
  - Chapter 22.20.040 (Commercial Zone Development Standards)

**CASE PLANNER:**

Steve Mar

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