



PROJECT NUMBER **HEARING DATE**
 PRJ2024-001706-(1) 11/19/2024
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2024002594

PROJECT SUMMARY

OWNER / APPLICANT New Garden Restaurant	MAP/EXHIBIT DATE 4/30/2024
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PROJECT OVERVIEW
 Sale of a full line of alcoholic beverages for on-site consumption at an existing restaurant.

LOCATION 18740 Colima Rd., Rowland Heights, CA 91748	ACCESS Colima Rd
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ASSESSORS PARCEL NUMBER(S) 8272-001-055	SITE AREA 1.89 Acres
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GENERAL PLAN / LOCAL PLAN Rowland Heights Community Plan*	ZONED DISTRICT Puente	PLANNING AREA East San Gabriel Valley
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LAND USE DESIGNATION C (Commercial)	ZONE C-1 (Restricted Commercial)
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PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	COMMUNITY STANDARDS DISTRICT Rowland Heights CSD
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ENVIRONMENTAL DETERMINATION (CEQA)
 Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and 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 (Alcoholic Beverage Sales Findings and Decision Requirements)
 - Chapter 22.332 (Rowland Heights CSD requirements)
 - Section 22.20.040 (Development Standards for Commercial Zones)
 - Section 22.20.050 (Development Standards for C-H, C-1, C-2, C-3 and C-M)

CASE PLANNER: Carl Nadela	PHONE NUMBER: (213) 893 - 7010	E-MAIL ADDRESS: cnadela@planning.lacounty.gov
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* Note: On May 21, 2024, the Rowland Heights Community Plan (“Community Plan”) was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, since the subject CUP application was deemed complete prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan.