



PROJECT NUMBER PRJ2022-001582-(1)
HEARING DATE June 20, 2023
REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2022004641

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Pearl of the East / Bobby Liu

MAP/EXHIBIT DATE

(No information available)

PROJECT OVERVIEW

The applicant is requesting a conditional use permit (“CUP”) to authorize the continued operation of an existing karaoke center (“Melody Group”) with fourteen (14) entertainment rooms and with new on-site beer and wine sales 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 Commercial Zones).

LOCATION

18888 Labin Court, C201, Rowland Heights

ACCESS

via Labin Court

ASSESSORS PARCEL NUMBER(S)

8761-011-020

SITE AREA

6.01 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

C - Commercial

ZONE

C-3-BE (General Commercial - Billboard Exclusion)

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 Los Angeles County General Plan and the Rowland Heights Community Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 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)
 - Chapter 22.332 (Rowland Heights CSD Requirements)
 - Section 22.20.040 (Development Standards for Commercial Zones)
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CASE PLANNER:

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