



PROJECT NUMBER PRJ2022-001582-(1)
HEARING DATE June 20, 2023
REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2022004639

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Pearl of the East / Qizhao Zhao

MAP/EXHIBIT DATE

(No date available)

PROJECT OVERVIEW

The applicant, Qizhao Zhao, is requesting a conditional use permit (“CUP”) to authorize the operation of a new mahjong parlor (“My Player”) 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, B203, 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 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 C Zones)
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CASE PLANNER:

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