



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6461  
**PROJECT NUMBER 99141-(1)**  
**CUP 201000086**

<b>PUBLIC HEARING DATE</b> August 16, 2011	<b>AGENDA ITEM</b>
<b>HO CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> Chang-Wei Wu	<b>OWNER</b> Dragonis Investments, LLC	<b>REPRESENTATIVE</b> Lisa Patricio
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**PROJECT DESCRIPTION**  
 A request to renew Conditional Use Permit No. 99-141-(1) for a 32,250 square foot commercial building, landscaping, appurtenant parking and offices. The building consists of a two-story 6,000 square foot office area and a one-story 26,250 square foot warehousing area, which is used for the warehousing of non-hazardous and non-perishable items. The project provides 47 parking spaces are provided which includes 29 standard, 16 compact and two (2) accessible spaces. There are also three (3) loading spaces provided. All parking meets the requirements of the Los Angeles County Code.

**REQUIRED ENTITLEMENTS**  
**The applicant is requesting a Renewal of Conditional Use Permit No. 99-141-(1) for a 32,250 square foot commercial building, landscaping, appurtenant parking and offices.**

**LOCATION/ADDRESS**  
 489 YORBITA ROAD, LA PUENTE CA, 91744

**SITE DESCRIPTION**  
 The site plan depicts a 32,250 square foot commercial building, landscaping and appurtenant parking, used for the storage/warehousing and offices. The building consists of a two-story 6,000 square foot office area and a one-story 26,250 square foot warehousing area. The site plan also shows 47 parking spaces are provided which includes 29 standard, 16 compact and two (2) accessible spaces. There are also three (3) loading spaces provided.

<b>ACCESS</b> Yorbita Road	<b>ZONED DISTRICT</b> Puente
<b>ASSESSORS PARCEL NUMBER</b> 8727-012-040	<b>COMMUNITY</b> South San Jose Hills
<b>SIZE</b> 1.38 Acres	<b>COMMUNITY STANDARDS DISTRICT</b>

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Commercial/Warehousing/Storage	C-M-DP
North	Vacant/Single-Family Residential	A-1-6000
East	Single-Family Residential	A-1-6000
South	Light Industrial	C-M-DP-BE
West	Elementary School	A-1-6000

<b>GENERAL PLAN/COMMUNITY PLAN</b> Countywide Land Use Policy	<b>LAND USE DESIGNATION</b> 1 - Low Density Residential (1 to 6 du/ac)	<b>MAXIMUM DENSITY</b>
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**ENVIRONMENTAL DETERMINATION**  
 Class 1 Categorical Exemption-Existing Facilities

**RPC LAST MEETING ACTION SUMMARY**

<b>LAST RPC MEETING DATE</b>	<b>RPC ACTION</b>	<b>NEEDED FOR NEXT MEETING</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING/ABSENT</b>

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON:</b> Michele Bush		
<b>RPC HEARING DATE(S)</b>	<b>RPC ACTION DATE</b>	<b>RPC RECOMMENDATION</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING</b>
<b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b>		
<b>SPEAKERS*</b> (O) 0 (F) 0	<b>PETITIONS</b> (O) 0 (F) 0	<b>LETTERS</b> (O) 0 (F) 0

\*(O) = Opponents (F) = In Favor