



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**NOTICE OF PUBLIC HEARING
AND CONSIDERATION OF A FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)
FOR
ROWLAND HEIGHTS PLAZA AND HOTEL PROJECT
PROJECT NO.: R2014-01529-(4)
VESTING TENTATIVE PARCEL MAP PM072916
CONDITIONAL USE PERMIT NO. 201400062
ZONE CHANGE NO. 201400008
PARKING PERMIT NO. 201400006
ENVIRONMENTAL ASSESSMENT NO. 201400121
STATE CLEARINGHOUSE NO. 2015061003**

The Los Angeles County ("County") Regional Planning Commission ("Commission") will conduct a public hearing to consider the FEIR and project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

HEARING DATE AND TIME: Wednesday, September 7, 2016 at 9:00 a.m.

HEARING LOCATION: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

PROJECT LOCATION: 18800 Railroad Street, Rowland Heights, CA 91748; approximately 0.2 mile northwest of the Pomona Freeway (SR 60)/Nogales Street Interchange. (APNs 8264-021-020 and 8264-021-027).

PROJECT DESCRIPTION: The Project proposes to subdivide one 14.85-acre lot into three parcels, including one industrial parcel developed with commercial retail uses and two commercial parcels developed with hotels located at 18800 Railroad Avenue within unincorporated Los Angeles County.

Proposed Parcel 1 (8.12 net acres) is adjacent to the Rowland Heights Plaza Shopping Center to the east and would be developed as a retail shopping center with commercial condominium units to accommodate retail, restaurant, and office uses. A total of four buildings would be arrayed around the perimeter of the parcel, surrounding a central surface parking lot and landscaped, open space amenities.

Proposed Parcel 2 (3.22 net acres), which is adjacent to the Concourse Business Park to the west, would be developed with a full-service hotel, generally intended for business travelers and families, totaling 261 guest rooms, nine (9) suites and approximately 189,950 square feet.

Proposed Parcel 3 (1.93 net acres), also adjacent to the Concourse Business Park, would be developed with an extended-stay hotel, generally intended for business travelers, totaling 132 guest rooms, 70 suites and approximately 130,930 square feet.

A 0.79-acre parcel located along Railroad Avenue, located within the City of Industry municipal boundary, is proposed to provide offsite parking to the project site through approval parking permit.

The Project Applicant is requesting the following:

1. Zone change from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (Unlimited Commercial-Development Program) for hotel uses on Parcels 2 and 3;
2. Vesting tentative parcel map to create three parcels and 155 commercial condominium units in conjunction with the proposed retail shopping center;
3. Parking permit to allow approximately 296 fewer vehicle parking spaces than the approximate required 1,499 vehicle parking spaces for all proposed uses, and to allow use of 75 offsite vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary;
4. Conditional use permit ("CUP") to authorize:
 - a) Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3;
 - b) New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan;
 - c) Structures to exceed the maximum height of 45 feet above grade by 35 feet for a total of 72 feet for a new hotel on proposed parcel 2 and by 27 feet 4 inches for a total of 72 feet 4 inches for a new hotel on proposed parcel 3;
 - d) On-site grading involving approximately 322,619 cubic yards of cut and fill with 48,301 cubic yards of export; and
 - e) Sale of a full line of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels.

ENVIRONMENTAL DOCUMENTATION: As the lead agency, pursuant to the California Environmental Quality Act ("CEQA"), the County Regional Planning Commission will consider the certification of the Environmental Impact Report ("EIR"), which includes the Final EIR ("FEIR") and Draft EIR ("DEIR"). The Commission will also consider adoption of the County Mitigation Monitoring and Reporting Program ("MMRP"), the CEQA Findings of Fact, and a Statement of Overriding Considerations [if applicable]. The FEIR will be available for review at least 10 days prior to the public hearing date (Cal. Code of Reg. Title 14 Chap. 3 ss 15089(b)).

For more information regarding this application, contact Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov, or by mail at Los Angeles County Department of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012. Case materials are available online at <http://planning.lacounty.gov/case/view/r2014-01529/>, and at the following libraries:

- Rowland Heights Public Library
1850 Nogales Street
Rowland Heights, CA 91748
- Diamond Bar Public Library
21800 Copley Drive
Diamond Bar, CA 91765

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**

PROJECT VICINITY MAP

