



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435

PROJECT NUMBER R99005-(5)
Nonconforming review 200900004

PUBLIC HEARING DATE AGENDA ITEM

RPC CONSENT DATE CONTINUE TO

APPLICANT None	OWNER Rene Yin, Hong Sun	REPRESENTATIVE None
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PROJECT DESCRIPTION
 The applicant requests nonconforming review for continued operation of a 1,162 sq ft dental office building in R-3 zone.

REQUIRED ENTITLEMENTS
Non-Conforming Review 99005 was filed in 1999 for a terms of 10 years or until April 20, 2009. The applicant filed for a renewal on a timely manner.

LOCATION/ADDRESS
 6951 Rosemead Blvd

SITE DESCRIPTION
 The property is located on the intersection of Greenwood Avenue and Rosemead Blvd. The site is approximately 4,342 sq ft containing a dental office, five parking spaces and landscaping. The floor plan depicts four operating rooms, a waiting room and appurtenant facilities.

ACCESS	ZONED DISTRICT Santa Anita - Temple City
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ASSESSORS PARCEL NUMBER 5379018009	COMMUNITY East Pasadena -East San Gabriel
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SIZE 0.1 Acres	COMMUNITY STANDARDS DISTRICT East Pasadena - East San Gabriel
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Dental Office	Multi-Family / R-3
North	Single family dwelling	Multi-Family / R-3
East	Single family dwelling	Multi-Family / R-3
South	Single family dwelling	Multi-Family / R-3
West	Condominiums	Two Family / R-2

GENERAL PLAN/COMMUNITY PLAN	LAND USE DESIGNATION medium density residential	MAXIMUM DENSITY 12 to 22 units per acre
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ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption-Existing Facilities

RPC LAST MEETING ACTION SUMMARY

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

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

STAFF CONTACT PERSON: Jeantine Nazar

RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
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MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
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STAFF RECOMMENDATION (PRIOR TO HEARING):

SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)
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*(O) = Opponents (F) = In Favor