



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6417  
**PROJECT NUMBER 99-140-(1)**  
**CUP 201000077**

<b>PUBLIC HEARING DATE</b> March 15, 2011	<b>AGENDA ITEM</b>
<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> Lawrence Chao	<b>OWNER</b> Jung Kuang Ting	<b>REPRESENTATIVE</b> None
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**PROJECT DESCRIPTION**  
 The applicant is requesting a conditional use permit (CUP) to allow the continuation of a light manufacturing service center for electronic computer parts and electronic appliances in the Commercial Manufacturing-Development Program-Billboard Exclusion (C-M-DP-BE) Zone. The project is located a 491 Yorbita Rd. in the unincorporated community of South San Jose Hills. The 0.65 parcel (approximately 28,400 square feet) has one (1), 29-ft. tall, 15,200-square-foot building that contains a 3,200-square-foot office area and a 12,000-square-foot storage area. There are 32 parking spaces with two (2) handicap accessible spaces. No new construction is proposed.

**REQUIRED ENTITLEMENTS**  
 Pursuant to Section 22.40.040 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting a conditional use permit (CUP) to allow the continuation of a light manufacturing service center for electronic computer parts and electronic appliances in the Commercial Manufacturing-Development Program-Billboard Exclusion (C-M-DP-BE) Zone.

**LOCATION/ADDRESS**  
 491 Yorbita Rd., La Puente, CA 91744

**SITE DESCRIPTION**  
 The site plan depicts an approximately 0.65 parcel (approximately 28,400 square feet) that has one 15,200-square-foot building on the site. The building is located on the western end of the parcel and is fronted by a parking lot containing 32 parking spaces, two (2) being handicap accessible. The 3,200-square-foot office area is two levels, and the 12,000 square foot manufacturing and storage area is one story, 29 feet tall. Landscaping exists along the front entrance, and along the north and south sides of the parking lot. A concrete wall runs along the southern boundary of the parcel. Access is granted to the site from Yorbita Road.

<b>ACCESS</b> Yorbita Road	<b>ZONED DISTRICT</b> Puente
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<b>ASSESSORS PARCEL NUMBER</b> 8727012043	<b>COMMUNITY</b> South San Jose Hills
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<b>SIZE</b> 0.65 Acres	<b>COMMUNITY STANDARDS DISTRICT</b>
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	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Light manufacturing facility	C-M-DP-BE (Commercial Manufacturing-Development Program-Billboard
North	Light industrial, warehousing, and single-family residences	C-M-DP (Commercial Manufacturing - Development Program), and A-1-6,000 (Light Agricultural-6,000 Sq. Ft. Minimum Required Lot Area)
East	Open space drainage easement, elementary school, and single-family residences	A-1-6,000 (Light Agricultural-6,000 Sq. Ft. Minimum Required Lot Area)
South	Light industrial and warehousing	C-M-DP-BE (Commercial Manufacturing-Development Program-Billboard
West	Single-family residences	A-1-6,000 (Light Agricultural-6,000 Sq. Ft. Minimum Required Lot Area)

<b>GENERAL PLAN/COMMUNITY PLAN</b> General Plan	<b>LAND USE DESIGNATION</b> Category 1 (Low Density Residential)	<b>MAXIMUM DENSITY</b>
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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: Travis Seawards

RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING

STAFF RECOMMENDATION (PRIOR TO HEARING):

<b>SPEAKERS*</b> (O) (F)	<b>PETITIONS</b> (O) (F)	<b>LETTERS</b> (O) (F)
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\*(O) = Opponents (F) = In Favor