THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

The Los Angeles County Hearing Officer will conduct a public hearing on the following project. The project is exempt from the California Environmental Quality Act (CEQA). You will have an opportunity to testify or submit written comments.

Date and Time: Tuesday, March 15, 2011 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Permit(s): 99-140-(1), CUP 201000077

Project Location: 491 Yorbita Rd., La Puente, CA 91744

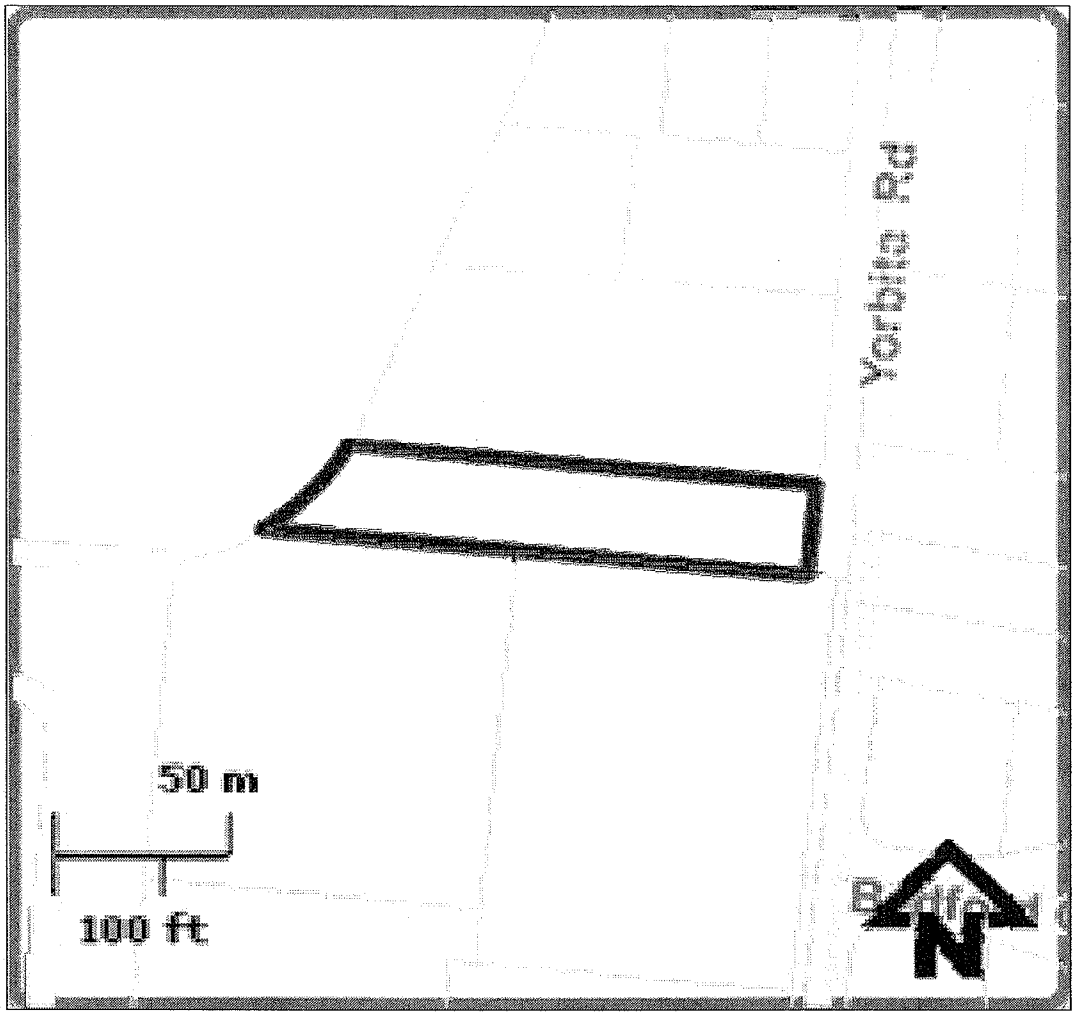
Description: Pursuant to Section 22.40.040 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting a conditional use permit (CUP) to allow the continuation of a light manufacturing service center for electronic computer parts and electronic appliances in the Commercial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

Addt'l Info: Review case materials online at *http://planning.lacounty.gov/case* or at
Rowland Heights Library
1850 Nogales St.
Rowland Heights CA 91748
(626) 912-5348

Contact: Travis Seawards
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-6461 Fax: 213-626-0434
E-mail: TSeawards@planning.lacounty.gov

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) at least 3 business days' notice.

Si necesita más información por favor llame al 213-974-6466.


Yorbita Rd
50 m
100 ft
N

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**	PUBLIC HEARING DATE March 15, 2011	AGENDA ITEM
	RPC CONSENT DATE	CONTINUE TO

APPLICANT	**OWNER**	**REPRESENTATIVE**
Lawrence Chao	Jung Kuang Ting	None

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.

ACCESS	**ZONED DISTRICT**
Yorbita Road	Puente
ASSESSORS PARCEL NUMBER	**COMMUNITY**
8727012043	South San Jose Hills
SIZE	**COMMUNITY STANDARDS DISTRICT**
0.65 Acres	

	EXISTING LAND USE	**EXISTING ZONING**
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)

GENERAL PLAN/COMMUNITY PLAN	**LAND USE DESIGNATION**	**MAXIMUM DENSITY**
General Plan	Category 1 (Low Density Residential)	

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):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

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