Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER R2012-02424-(1)

HEARING DATE 6/18/2013

REQUESTED ENTITLEMENTS
Conditional Use Permit 201200143

PROJECT SUMMARY

OWNER / APPLICANT
Covina Hills MHC LP

MAP/EXHIBIT DATE
10/10/2012

PROJECT OVERVIEW

The project request is to authorize the continued use of a 500 space mobilehome park (no age restriction applies) on 73.12 acres. The project consists of a common area with two swimming pools, two clubhouses with kitchens, a basketball court, a children's playground, banquet rooms, meeting rooms, a fitness room, saunas, a laundry room and restrooms. Interior streets are 30 feet wide, with gutters and underground utilities, tandem 2-car parking is provided for each mobilehome site. The mobilehome park was developed under ZEC 9648-(1), which was approved on November 18, 1970. The previous approval expired on November 18, 1995. No alterations are proposed as a part of this request.

LOCATION
17350 E. Temple Avenue, unincorporated La Puente, South San Jose Hills

ACCESS
E. Temple Avenue

ASSESSORS PARCEL NUMBER(S)
8730-005-014; 8730-005-016; 8730-005-017; 8730-005-018 and 8730-022-003

SITE AREA
73.12 Acres

GENERAL PLAN / LOCAL PLAN
Countywide Land Use Policy

ZONED DISTRICT
PUENTE

LAND USE DESIGNATION
2-Low/Medium Density Residential (6 to 12 du/ac)

ZONE
A-1-5 (LIGHT AGRICULTURAL), A-1-6000 (LIGHT AGRICULTURAL) AND A-2-5 (HEAVY AGRICULTURAL)

PROPOSED UNITS
500 existing

MAX DENSITY/UNITS
11.85/865

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)
Class 1 Categorical Exemption-Existing Facilities

CASE STATUS
Preparing Hearing Notice

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
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