



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

PROJECT NUMBER **HEARING DATE**

R2013-03046-(4) N/A

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400029
 Zone Change No. 201400003
 Environmental Assessment No. 201400059

PROJECT SUMMARY

OWNER / APPLICANT

Hung Chan Tsai / Creative Design Associates (CDA)

MAP/EXHIBIT DATE

01/23/2014

PROJECT OVERVIEW

The project is a request for a Conditional Use Permit to authorize the construction and maintenance of a 35,413sf, two-story office building with subterranean parking located on a 1.16 acre property. The subject property is currently zoned A-1 (Light Agricultural), which does not allow for office buildings. Therefore, the applicant is requesting a change from the existing zone to C-3 (Unlimited Commercial).

LOCATION

18002 Colima Road, Rowland Heights

ACCESS

Colima Road – (two driveways proposed)

ASSESSORS PARCEL NUMBER(S)

8265-003-013 & 8265-003-014

SITE AREA

1.16 Acre

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

U1 – Urban 1 (1.1 to 3.2 du/ac)

ZONE

A-1-6,000 (Light Agricultural)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration (MND) – Proposed (Initial Study is being prepared)

KEY ISSUES

- Traffic
- RHCCC

CASE PLANNER:

Michele Bush

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