



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

PROJECT NUMBER

R2013-03046-(4)

HEARING DATE

May 11, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400029
 Zone Change No. 201400003
 Plan Amendment No. 2016001269
 Environmental Assessment No. 201400059

PROJECT SUMMARY

OWNER / APPLICANT

Hung Chan Tsai / Creative Design Associates (CDA)

MAP/EXHIBIT DATE

10/30/2014

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-DP (Unlimited Commercial-Development Program). The site is located in the U1-Urban 1 (1.1 to 3.2 du/ac) land use designation of the Rowland Heights Community Plan. The plan amendment requests to change the designation to the C (Commercial) designation to allow the office use.

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)

KEY ISSUES

- Compliance with Los Angeles County Code Sections 22.56.040, 22.16, Part 2 and General Plan Amendment Burden of Proof
- RHCCC Opposition

CASE PLANNER:

Michele Bush

PHONE NUMBER:

(213) 974 - 6435

E-MAIL ADDRESS:

mbush@planning.lacounty.gov