



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

February 26, 2019

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. 2017-006379-(4)
ZONE CHANGE NO. RPPL2017009612
CONDITIONAL USE PERMIT NO. RPPL2017009613
ENVIRONMENTAL ASSESSMENT NO. RPPL2017010408
APPLICANT: ABDUL SALEHI
PUENTE ZONED DISTRICT
(FOURTH SUPERVISORIAL DISTRICT) (3-VOTES)**

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

3 of February 26, 2019

CELIA ZAVALA
EXECUTIVE OFFICER

SUBJECT

Project No. 2017-006379-(4) consist of a Conditional Use Permit (CUP) and Zone Change to authorize the establishment and maintenance of a health club on the project site, the Puente Hills Town Center-East (located at 17518-17596 Colima Road). The subject property is currently Zoned C-2-BE (Neighborhood Business-Billboard Exclusion), which does not allow for health clubs. Therefore, the applicant is requesting a change from the C-2-BE to C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) to allow the health club use. The project was recommended for approval by the Regional Planning Commission (Commission) on October 31, 2018.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Consider the Negative Declaration (ND) for CUP No. RPPL2017009613 and Zone Change No. RPPL2017009612, together with any comments received during the public review process, find on the basis of the whole record before the Board of Supervisors (Board) that there is no substantial evidence the project will have a significant effect on the environment, find that the ND reflects the independent judgement and analysis of the Board, and indicate its intent to adopt the ND.

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2. Instruct County Counsel to prepare the necessary documents to adopt Zone Change No. RPPL2017009612 as recommended by the Commission.
3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of CUP No. 2017009613.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The subject property is currently zoned C-2-BE (Neighborhood Business-Billboard Exclusion). Pursuant to Section 22.16 Part 2 of Title 22 of the Los Angeles County Code, the applicant is requesting to change the project site's zoning from Zone C-2-BE to Zone C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) to allow the health club use.

Pursuant to Section 22.28.210 of the Los Angeles County Code, the applicant is requesting a CUP to authorize the establishment of the health club in the C-3 Zone. Pursuant to Section 22.40 Part 2 of Title 22 of the Los Angeles County Code, the applicant also requests the CUP to implement a Development Program (DP) for the property, as is required for all zone changes proposed to include a DP overlay. The CUP will restrict development of the rezoned property to the proposed project and any use allowed by right in Zone C-2 shown on the approved site plan, marked "Exhibit A," and will ensure that no other development will be permitted on the project site unless a new CUP is first obtained.

The proposed health club could have a positive impact on the shopping center by providing additional customers. There are single and multi-family residential uses surrounding the project site; residents would be able to benefit from a conveniently located health club. The property owner owns both of the Puente Hills Town Centers, east and west. The west side is currently Zoned C-3-DP-BE while the east side is Zoned C-2-BE. The Zone Change will ensure consistent zoning of both shopping centers.

Implementation of Strategic Plan Goals

This Zone Change promotes the County's Strategic Plan Goal of Fostering Vibrant and Resilient Communities. The Zone Change will allow establishment of a health club and provide a convenience that will support the wellness of area residents and the local community. The project components (Zone Change and CUP) were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

FISCAL IMPACT/FINANCING

The adoption of the proposed Zone Change and the approval of the CUP should not result in any new significant costs to the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly noticed public hearing was held on October 31, 2018, before the Commission. The applicant, Abdul Salehi, and the property owner's representative, Brian Baker, testified in favor of the project. The applicant requested the grant term be extended from 15 to 30 years and the hours of operation be changed from 6:00 a.m. to 11 p.m., to 24 hours, seven days a week. Following further discussion, the Commission granted the request for extended grant term and hours of operation and closed the public hearing, adopted the ND, approved the CUP, and recommended approval of the Zone Change to the Board.

Pursuant to Section 22.60.230 B.2 of the County Code, when the Commission makes a recommendation on a legislative action (Zone Change) concurrently with approval of a non-legislative land use application (CUP), the Board also calls the non-legislative application up for concurrent review.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (CEQA), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a ND was the appropriate environmental document for the project. The Initial Study showed that there is no substantial evidence the project may have a significant effect on the environment. The Commission recommends that an ND is the appropriate environmental documentation for this project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed Zone Change and CUP is not anticipated to have a negative impact on current services or projects.

For further information, please contact Michele Bush at (213) 974-6435 or mbush@planning.lacounty.gov.

The Honorable Board of Supervisors
February 26, 2019
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Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:MG:MM:lm

Attachments:

Findings and Conditions
Commission Staff Reports
Correspondence

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

K_CP_022619_PROJECT_NO_2017_006379

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2017-006379-(4)
ZONE CHANGE NO. RPPL 2017009612**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change No. RPPL 2017009612 on October 31, 2018:

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject property is located at 17518-17596 Colima Road, in the unincorporated community of Rowland Heights within the Puente Zoned District.
2. The applicant is requesting a Zone Change from C-2-BE (Neighborhood Business-Billboard Exclusion) to Zone C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) on a 5.82-acre parcel. The Development Program designation will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area. As applied in this case, the Conditional Use Permit will authorize the establishment of the health club and restrict the site located at 17584 Colima Road to conversion into a health club. Aside from the health club, the Project Site shall not be utilized for any other use allowed within the C-3 (General Commercial) Zone. All other uses allowed within the C-3 (General Commercial) Zone shall require a new Conditional Use Permit. Permitted C-2 uses remain allowed without a Conditional Use Permit.
3. The Zone Change request was heard concurrently with Conditional Use Permit No. RPPL 2017009613 at the October 31, 2018 public hearing.
4. Conditional Use Permit No. RPPL 2017009613 is a related request to authorize the establishment and maintenance of a health club and implement the development program in connection with the –DP overlay that is a part of the Zone Change to the C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) Zone.
5. The Project Site is located within the C (Commercial) land use designation of the Rowland Heights Community Plan. The plan describes this designation as suitable for retail commercial, service and office uses. The existing shopping center and proposed health club use are commercial uses that are consistent with the land use designation.
6. The Project Site is currently zoned C-2-BE. The applicant is requesting to change the Project Site's zoning from Zone C-2-BE to Zone C-3-DP-BE to

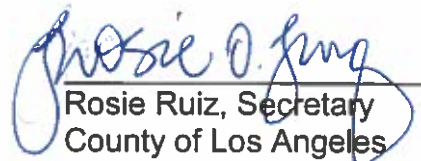
- allow the health club use. The –DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area. The proposed project has been designed to meet all requirements of the Los Angeles County Code.
7. Establishment of the proposed use at such location is in conformity with good zoning practice. The property under consideration is a proper location for the C-3 zone classification because it would meet the demand for a health club use in the area. The surrounding area, as it exists, is a combination of commercial and residential uses. The property owner owns both the Puente Hill Town Centers, east and west. The west side is currently zoned C-3-DP-BE but the east side is zoned C-2-BE. The zone change will allow the consistency of both shopping centers. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable Community Plan policies.
 8. The Conditional Use Permit No. RPPL 2017009613 Exhibit "A," depicts the 5.82-acre parcel, shopping center site, consisting of 26 commercial spaces with a parking lot. Parking spaces are located at the front of the building, along Colima Road and around the perimeter of the site, at the rear of the commercial buildings. The site plan also depicts approximately 28,000 square feet of landscaping throughout the site, and tenant improvements to the site located at 17584 Colima Road, converting it to the proposed health club. The footprint of the existing building will not be altered as a part of this Project. Ingress and egress to the Project Site is provided via three driveways along Colima Road and two driveways along Albatross Road. No signage is proposed at this time.
 9. Surrounding zoning is within the City of Industry to the north, O-S (Open Space) and R-1-7000 (Single-Family Residence-7,000 sf minimum lot area) to the south, R-4-30U (Unlimited Residence-30 units per acre) to the east and C-3-DP-BE to the west.
 10. Surrounding land uses consist of shopping center to the north and west, Schabarum Regional Park and single-family residential to the south, and multi-family residential to the east.
 11. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration. The shopping center located directly to the west of the Project Site (Puente Hill Town Center-West) is zoned C-3-DP-BE. Due to a changing retail industry, the shopping center requires a zone change to allow for a wider variety of uses. In many shopping centers, health club uses are occupying larger retail spaces. Fitness uses are one of the retail categories thriving and expanding in the current retail market.

12. A need for the proposed zone classification exists within such area or district. The existing business located at 17584 Colima Road will be leaving the shopping center due to a lack of sales. There has been a lack of interest in the space, with the exception of the health club user. This anchor commercial space may very likely be vacant for years if the proposed health club cannot be accommodated by changing the base zoning from C-2 to C-3.
13. The particular property under consideration is a proper location for said zone classification within such are or district. The property owner owns both the Puente Hill Town Centers, east and west. The west side is currently zoned C-3-DP-BE but the east side is zoned C-2-BE. The zone change will allow the consistency of both shopping centers.
14. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. The change in zoning will allow a health club use to be established in the community. There is a lack of health club uses in the area. The health club will enhance the current operations of the retail center by providing an additional service to the community it serves.
15. An Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
16. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
17. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

THEREFORE, BE IT RESOLVED, THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from C-2-BE (Neighborhood Business-Billboard Exclusion) to Zone C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion).
2. That the Board of Supervisors adopt the Negative Declaration, dated October 31, 2018, certify its completion and determine that the project with modifications, will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and Rowland Heights Community Plan;
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 31, 2018.


Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

MRB
10/31/18

ZONING CASE NUMBER RPPL 2017009612

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Los Angeles County General Plan, relating to the Puente Zoned District Number 76.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Puente Zoned District Number 76 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Los Angeles County General Plan.

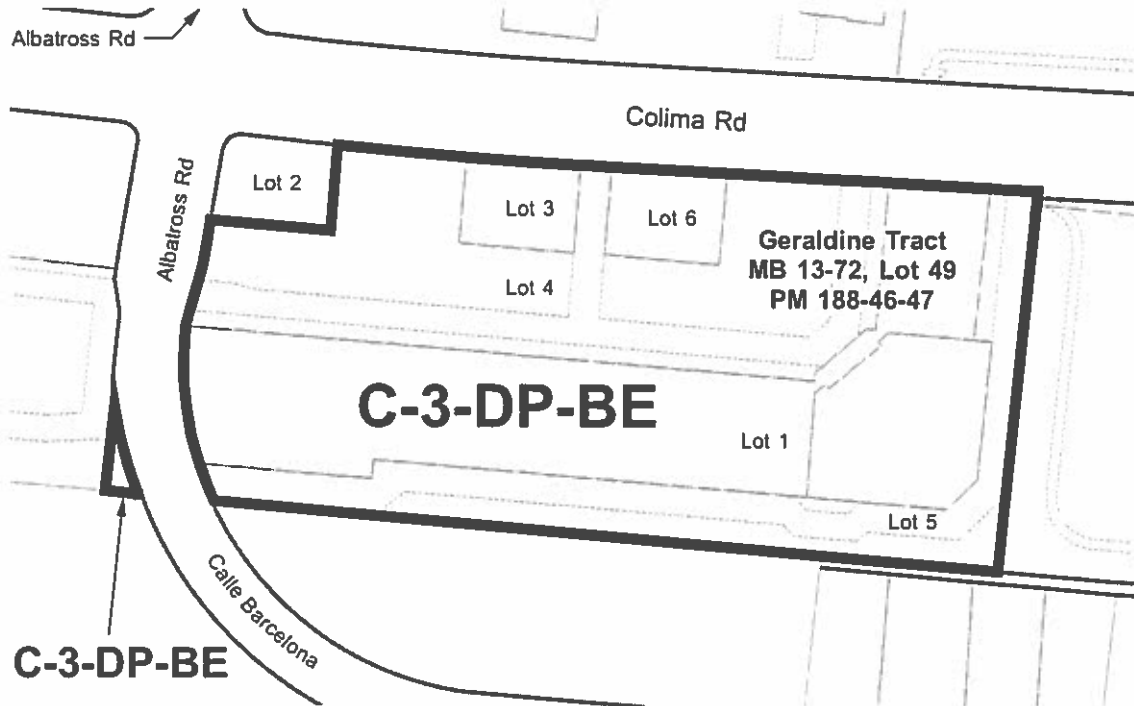
CHANGE OF PRECISE PLAN
PUENTE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RPPL2017009612

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



C-3-DP-BE

LEGAL DESCRIPTION:







LOT 49 OF GERALDINE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF A STRIP OF LAND 60 FEET WIDE, IN LOT 4 OF THE LA PUENTE RANCHO ALLOTTED TO THOMAS ROWLAND AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 255 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED IN DEED TO COUNTY OF LOS ANGELES, FOR COLIMA ROAD, RECORDED AS DOCUMENT NO. 21, ON FEBRUARY 17, 1894, IN BOOK 917, PAGE 195, OF DEEDS, IN THE OFFICE OF SAID RECORDER THAT WAS VACATED BY A RESOLUTION OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 16, 1975 IN BOOK D-6690, PAGE 537 OF OFFICIAL RECORDS OF SAID COUNTY, ALL IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING W'LY OF THE N'LY PROLONGATION OF THE E'LY LINE OF SAID LOT 49.

EXCEPT FOR THAT PORTION OF THE AFORESAID LAND LEGALLY DESCRIBED AS FOLLOWS:

PARCELS 2, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 16964, FILED IN BOOK 188 PAGES 46 AND 47 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND:

-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  PARCEL BOUNDARY
-  ZONE CHANGE AREA



0 50 100
FEET

COUNTY ZONING MAP
108H309

DIGITAL DESCRIPTION: \ZCO\ZD_PUENTE

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID LOUIE, CHAIR
AMY J. BODEK, AICP, PLANNING DIRECTOR



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

October 31, 2018

Abdul Salehi
14711 Dartmouth Circle
Tustin, CA 92780

**Regarding: PROJECT NUMBER 2017-006379-(4)
CONDITIONAL USE PERMIT NUMBER RPPL 2017009613
ZONE CHANGE NUMBER RPPL 2017009612
17518-17596 COLIMA ROAD, ROWLAND HEIGHTS**

Dear Applicant:

The Regional Planning Commission, by its action of October 31, 2018, is recommending **APPROVAL** of the above described legislative Zone Change matter to the Los Angeles County Board of Supervisors and approved Conditional Use Permit. The attached documents contain the Regional Planning Commission's findings and conditions relating to the this action. Please carefully review each condition.

Please be advised that all permits associated with the legislative matter is automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Michele Bush in the Zoning Permits East Section at (213) 974-6435 or e-mail at mbush@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP
Director


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: BOS; DPW (Building and Safety)

MM:MRB

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**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 2017-006379-(4)
CONDITIONAL USE PERMIT NO. RPPL 2017009613
ENVIRONMENTAL ASSESSMENT NO. RPPL 2017010408**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 31, 2018, in the matter of Project No. 2017-006379-(4), consisting of Conditional Use Permit No. RPPL 2017009613 ("CUP"), and Zone Change No. RPPL 2017009612 ("Zone Change"). (The CUP and Zone Change are referred to collectively as the "Project Permits.")
2. The permittee, Brixmor Property Owner II, LLC ("permittee"), requests the Project Permits to authorize the establishment and maintenance of a health club on the project site, the Puente Hills Town Center – East (located at 17584 Colima Road) ("Project") on a property located at 17518-17596 Colima Road in the unincorporated community of Rowland Heights ("Project Site").
3. The CUP is a request to implement the development program in connection with the -DP overlay that is a part of the Zone Change to the C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) Zone pursuant to Los Angeles County Code ("County Code") Section 22.40 Part 2. The CUP will restrict development of the rezoned property to the proposed Project and any use allowed by right in Zone C-2 shown on the approved site plan, marked "Exhibit A," and will ensure that no other development will be permitted on the Project Site unless a new CUP is first obtained.
4. The Zone Change is a related request to amend the Project Site's zoning from the C-2-BE (Neighborhood Business-Billboard Exclusion) to the C-3-DP-BE Zone, to allow the health club use. The -DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area.
5. The approval of the CUP will not become effective unless and until the Los Angeles County Board of Supervisors has adopted an ordinance effecting the proposed Zone Change and it has become effective.
6. The Project Site is 5.82 acres in size and consists of six legal lots. The Project Site is irregular in shape with very gentle-sloping topography and is developed with an existing shopping center which will be maintained on-site.
7. The Project Site is located in the Puente Zoned District within the Rowland Heights Community Standards District (CSD).
8. The Project Site is located within the C (Commercial) land use category of the Rowland Heights Community Plan Land Use Policy Map.
9. Surrounding Zoning within a 500-foot radius includes:
North: Within the City of Industry

South: O-S (Open Space) and R-1-7000 (Single-Family Residence-7,000 sf minimum lot area)
East: R-4-30U (Unlimited Residence-30 units per acre)
West: C-3-DP-BE

10. Surrounding land uses within a 500-foot radius include:

North: Shopping Center
South: Schabarum Regional Park and Single-Family Residential
East: Apartment Units
West: Shopping Center

11. The shopping center was established through Plot Plans PP36438 and PP34769. Building permits were approved for a new shopping center in 1985. Tenant improvements to the subject location (17584 Colima Road) were approved on March 1, 1995, as a part of Case Number 36438. Other conditional use permits and building permits have been approved and issued for several commercial uses throughout the shopping center.
12. The site plan for the Project depicts the 5.82-acres, shopping center site, consisting of 26 commercial spaces with a parking lot. Parking spaces are located at the front of the building, along Colima Road and around the perimeter of the site, at the rear of the commercial buildings. The site plan also depicts approximately 28,000 square feet of landscaping throughout the site, and tenant improvements to the building located at 17584 Colima Road, converting it to the proposed health club. The footprint of the existing building will not be altered as a part of this Project. Ingress and egress to the Project Site is provided via three driveways along Colima Road and two driveways along Albatross Road. No signage is proposed at this time.
13. The Project Site requires 389 parking spaces and provides 391 parking spaces including eight ADA spaces and two van accessible spaces. The health club requires 140 of the spaces be dedicated to that use.
14. Based on correspondence from the County of Los Angeles Department of Public Works (DPW), dated November 6, 2017, DPW did not need to review the Project.
15. Based on a letter from the County of Los Angeles Fire Department, dated November 6, 2017, the Fire Department recommends clearance of this Project to proceed to public hearing as presently submitted with recommended conditions of approval, which are included in the Project's conditions.
16. Based on a letter from the County of Los Angeles Department of Parks and Recreation (DPR), dated July 30, 2018, the Project will not impact any DPR facilities, therefore the department had no requirements.
17. Based on correspondence from the County of Los Angeles Department of Public Health (DPH), dated November 6, 2017, DPH did not need to review the Project, however, did make recommendations regarding additional review at the building

permit stage and public health permits/licenses for operation. The recommendations have been attached to the conditions of approval.

18. Negative Declaration

Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.

19. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
20. Based on a letter from the Rowland Water District, dated August 7, 2018, the district certifies that the proposed water system to the Project will be operated by the Rowland Water District. The proposed water distribution system for the Project Site will be adequate during normal operating conditions.
21. Prior to the Commission's public hearing on the Project, the permittee met with the Rowland Heights Community Coordinating Council (RHCCC) to present the Project. Based on a letter from the Rowland Heights Community Coordinating Council (RHCCC), dated November 22, 2017, the applicant has appeared twice before the Council of the RHCCC regarding the requested zone change. The RHCCC does not oppose a change of the zoning to the C-3-BE-DP zone, to allow the health club use.
22. No other correspondence has been received from the public at this time.
23. To A duly noticed public hearing was held on October 31, 2018 before the Regional Planning Commission. The applicant, Abdul Salehi, and the property owner's representative, Brian Baker, testified in favor of the Project. The applicant requested the grant term be extended from 15 to 30 years and the hours of operation be changed from 6:00 a.m. – 11:00 p.m. to 24 hours, seven days a week. Following further discussion, the Commission closed the public hearing, adopted the Negative Declaration, approved the CUP, and recommended approval of the Zone Change to the Board.
24. The Commission finds that the Project Site is located within the C (Commercial) land use designation of the Rowland Heights Community Plan. The plan describes this designation as suitable for retail commercial, service and office uses. The existing shopping center and proposed health club use are commercial uses that are consistent with the land use designation.
25. The Commission finds that the Project Site is currently located within the C-2-BE (Neighborhood Business-Billboard Exclusion) Zone. The applicant is requesting to change the Project Site's zoning from C-2-BE to C-3-DP-BE (General Commercial-

Development Program-Billboard Exclusion) to allow the health club use. The -DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area.

26. The Commission finds that the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The proposed health club could have a positive impact on the shopping center by providing additional customers. There are single- and multi-family residential uses surrounding the Project Site; residents would be able to benefit from a conveniently located health club. The request for the -DP overlay will limit the use of the site to a health club.
27. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The interior of the existing retail space, to be converted to the proposed health club, is 24,995 square feet which is adequate to accommodate a health club. The proposed health club will meet the requirements of the C-3 Zone.
28. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The Project Site is located along Colima Road, which is considered a major highway under the Rowland Heights Community Plan, allows access by necessary public and private services. The site is also located approximately 2/5 mile south of the Pomona (60) Freeway. The proposed health club will not generate a significant increase in traffic in the surrounding area.
29. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 30 years.
30. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, and newspaper (La Opinion and San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Rowland Heights community. On August 30, 2018, a total of 40 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 14 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.
31. After consideration of the Negative Declaration, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned

will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Commission.

32. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

REGARDING THE CONDITIONAL USE PERMIT

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and
- 2. Recommends approval of Conditional Use Permit No. RPPL 2017009613 , subject to the attached conditions and further subject to approval by the Board of Supervisors of Zone Change No. RPPL 2017009612.

ACTION DATE: OCTOBER 31, 2018

VOTE:

Concurring: Louie, Moon, Smith, Shell, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

MM:MRB
10/31/18

c: Each Commissioner, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2017-006379-(4)
CONDITIONAL USE PERMIT NO. RPPL 2017009613
ENVIRONMENTAL ASSESSMENT NO. RPPL 2017010408**

PROJECT DESCRIPTION

The project is a request to authorize the establishment and maintenance of a health club at the Puente Hills Town Center – East (located at 17584 Colima Road), permitted uses within the C-2 Zone remain allowed without a Conditional Use Permit, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on October 31, 2048.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken

on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$3,000.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for fifteen (15) one the first year and one every other year inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within five (5) working days from the day after your appeal period ends the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,285.25 (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or \$3,145.00 (\$3,070.00 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless

specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **January 2, 2019**.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

20. This grant shall authorize the establishment and maintenance of a health club (within the building located at 17584 Colima Road).
21. Aside from the health club, the Project Site shall not be utilized for any other use allowed within the C-3 Zone. All other C-3 uses allowed within the building site shall require a new Conditional Use Permit. Uses currently allowed in Zone C-2 by right, remain permissible without a Conditional Use Permit.
22. All tenant improvements shall be completed prior to the occupancy of the health club.

23. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one parking space for each three (3) persons as determined by the occupancy load. The health club will have an occupant load of 421 persons which would require not less than 140 parking spaces be provided based on the applicable ratio.

If the health club substantially changes its mode or character of operation, or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

24. The health club's operating hours shall be 24 hours a day, seven days a week.
25. The permittee shall submit an application and fees associated with a Revised Exhibit "A" for any proposed signage on the Project Site.
26. The permittee shall comply with the requirements of the County Noise Ordinance to the satisfaction and with all recommendations (in the attached correspondence dated November 6, 2017) of the Los Angeles County Department of Public Health.
27. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department letter dated November 6, 2017.
28. All landscaping shall be maintained in a neat, clean and healthful condition throughout the life of this grant, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Landscaping provided shall be maintained at a minimum of ten percent of the net lot area of the subject property.

Attachments:

Department of Public Works correspondence dated November 6, 2017
Fire Department letter dated November 6, 2017
Department of Parks and Recreation letter dated July 30, 2018
Department of Public Health correspondence dated November 6, 2017

From: [Toan Duong](#)
To: [Michele Bush](#); [Jeanne Biehler](#); [Julie Yom](#)
Cc: [Le, Tony](#); [Collins, Wally](#)
Subject: RE: Review Inquiry
Date: Monday, November 06, 2017 10:54:53 AM

DPW does not need to review this project.

From: Michele Bush
Sent: Monday, November 6, 2017 8:36 AM
To: Toan Duong <TDUONG@dpw.lacounty.gov>; Jeanne Biehler <jbiehler@ph.lacounty.gov>; Julie Yom <jyom@parks.lacounty.gov>
Cc: Le, Tony <Tony.Le@fire.lacounty.gov>; Collins, Wally <Wally.Collins@fire.lacounty.gov>
Subject: Review Inquiry

Good morning,

I am reviewing a request for a Zone Change and CUP at the Puente Hills Town Center East (8265-003-024, 025, 026, 027, 028 & 029). The applicant is requesting to change the zoning from C-2 to C-3. The CUP is to allow a health club within the shopping center under the C-3 zone.

The applicant has paid the referral fee for the Fire Department. Please let me know if other departments will need to review this project.

Thank you,

Michele Bush

Principal Regional Planning Assistant
Zoning Permits East
County of Los Angeles
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
P: (213) 974-6435
F: (213) 626-0434



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040

Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT #: 2017-006379

DATE: 11/06/2017

CASE #: RPPL2017009613

PLANNER: Michele Bush

LOCATION: 17584 Colima Road, Rowland Heights

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

1. The Land Development Unit does not have any requirements for the proposed. Contact the Fire Department's Fire Prevention Engineering Section-Building Plan Check Unit at (323) 890-4125 regarding the submittal of plans for tenant improvements.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

July 30, 2018

TO: Michelle Bush
Department of Regional Planning

FROM: Robert Ettleman
Trails Planning Section

SUBJECT: **CASE NO. RPPL2017010408**
PROJECT NO. R2017-006379
APN: 8265-003-024, 025, 026, 027, 028, and 029
CONDITIONAL USE PERMIT / ZONE CHANGE REQUEST

The above-mentioned project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities, therefore we have no requirements.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at rettelman@parks.lacounty.gov or (626) 588-5323.

From: [Jeanne Biehler](#)
To: [Michele Bush](#)
Subject: RE: Review Inquiry
Date: Monday, November 06, 2017 11:21:20 AM

Hi Michelle,

DPH does not need to review. However, depending on the scope of operation and provided amenities at the Health Club, DPH-EH may require plan check approvals, construction inspections AT THE BUILDING PERMIT stage and public health permits/licenses for operation. Please advise the applicant to contact the following programs within Department of Public Health – Environmental Health Division early in the process and prior to any construction:

For swimming pool, spa pool (Jacuzzi), cold dip and similar: Recreational Waters Program at 626 430-5560

For food facility, snack bar, and similar: Food Plan Check at 626 430-5560

Thank you,

Jeanne Biehler, REHS
Environmental Health Specialist IV
LA County Department of Public Health
Environmental Health - Land Use Program
626 430-5380 (Program Line)
626 430-5382 (Direct Line)
jbiehler@ph.lacounty.gov

From: Michele Bush
Sent: Monday, November 06, 2017 8:36 AM
To: Toan Duong <TDUONG@dpw.lacounty.gov>; Jeanne Biehler <jbiehler@ph.lacounty.gov>; Julie Yom <jyom@parks.lacounty.gov>
Cc: Le, Tony <Tony.Le@fire.lacounty.gov>; Collins, Wally <Wally.Collins@fire.lacounty.gov>
Subject: Review Inquiry

Good morning,

I am reviewing a request for a Zone Change and CUP at the Puente Hills Town Center East (8265-003-024, 025, 026, 027, 028 & 029). The applicant is requesting to change the zoning from C-2 to C-3. The CUP is to allow a health club within the shopping center under the C-3 zone.

The applicant has paid the referral fee for the Fire Department. Please let me know if other departments will need to review this project.

Thank you,

Regional Planning Commission Transmittal Checklist

Hearing Date
10/31/2018
Agenda Item No.
7

Project Number: 2017-006379-(4)
Conditional Use Permit Case No. RPPL 2017009613
Case(s): Zone Change No. RPPL 2017009612
Environmental Assessment Case No.
RPPL 2017010408
Planner: Michele Bush

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- Burden of Proof Statement(s)
- Environmental Documentation (For ND/MND: Mandatory ND/MND Form + Initial Study / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By:  for Maria Masis



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

PROJECT NUMBER
2017-006379-(4)

HEARING DATE
October 31, 2018

PROJECT SUMMARY

REQUESTED ENTITLEMENTS

Zone Change No. RPPL 2017009612
Conditional Use Permit No. RPPL 2017009613
Environmental Assessment No. RPPL 2017010408

OWNER / APPLICANT

Brixmor Property Owner II, LLC / Abdul Salehi

MAP/EXHIBIT DATE

08/01/17

PROJECT OVERVIEW

The project is a request for a Conditional Use Permit and Zone Change to authorize the establishment and maintenance of a health club on the project site, the Puente Hills Town Center-East (located at 17584 Colima Road). The subject property is currently zoned C-2-BE (Neighborhood Business-Billboard Exclusion), which does not allow for health clubs. Therefore, the applicant is requesting a change from the C-2-BE to C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) to allow the health club use. The shopping center was established through Plot Plans PP36438 and PP34769.

LOCATION

17518 - 17596 Colima Road, Rowland Heights

ACCESS

Colima Road and Calle Barcelona

ASSESSORS PARCEL NUMBER(S)

8265-003-024, 025, 026, 027, 028 and 029

SITE AREA

5.82 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

C - Commercial

ZONE

C-2-BE

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- Consistency with the Rowland Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.16.110 (Zone Change Burden of Proof Requirements)
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.132 (Rowland Height CSD requirements)
 - 22.28.210 (C-3 Zone Uses Subject to Permits)

CASE PLANNER:

Michele Bush

PHONE NUMBER:

(213) 974 - 6435

E-MAIL ADDRESS:

mbush@planning.lacounty.gov



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Printed: 10/17/18





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Printed: 10/17/18



PROJECT NO. 2017-006379-(4)
CONDITIONAL USE PERMIT NO. RPPL 2017009613
ZONE CHANGE NO. RPPL 2017009612
ENVIRONMENTAL ASSESSMENT NO. RPPL 2017010408

STAFF ANALYSIS
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ENTITLEMENTS REQUESTED

- Zone Change to amend the Project Site's zoning from C-2-BE (Neighborhood Business-Billboard Exclusion) to Zone C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) to allow a health club use. The -DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area.
- Conditional Use Permit (CUP) to authorize the establishment of the health club use pursuant to Los Angeles County Code section 22.28.210, and to implement the development program in connection with the -DP overlay that is a part of the Zone Change to the C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) Zone pursuant to Los Angeles County Code ("County Code") section 22.40 Part 2. The CUP will restrict development of the rezoned property to the proposed Project and any use allowed by right in Zone C-2 shown on the approved site plan, marked "Exhibit A," and will ensure that no other development will be permitted on the Project Site unless a new CUP is first obtained.

PROJECT DESCRIPTION

The applicant is requesting the Project Permits to authorize the establishment and maintenance of a health club on the project site, the Puente Hills Town Center – East (located at 17584 Colima Road).

The site plan for the Project depicts the 5.82-acres, shopping center site, consisting of 26 commercial spaces with a parking lot. Parking spaces are located at the front of the building, along Colima Road and around the perimeter of the site, at the rear of the commercial buildings. The site plan also depicts approximately 28,000 square feet of landscaping throughout the site, and tenant improvements to the building located at 17584 Colima Road, converting it to the proposed health club. The footprint of the existing building will not be altered as a part of this Project. Ingress and egress to the Project Site is provided via three driveways along Colima Road and two driveways along Albatross Road. No signage is proposed at this time.

EXISTING ZONING

The subject property is zoned C-2-BE.

Surrounding properties are zoned as follows:

North: Within the City of Industry

South: O-S (Open Space) and R-1-7,000 (Single-Family Residence-7,000 sf minimum lot area)

East: R-4-30U (Unlimited Residence-30 units per acre)

West: C-3-DP-BE

EXISTING LAND USES

The subject property is developed with the Puente Hills Town Center-East shopping center.

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STAFF ANALYSIS
PAGE 2 OF 6

Surrounding properties are developed as follows:

North: Shopping Center

South: Schabarum Regional Park and Single-Family Residential

East: Apartment Units

West: Shopping Center

PREVIOUS CASES/ZONING HISTORY

The shopping center was established through Plot Plans PP36438 and PP34769. Building permits were approved for a new shopping center in 1985. Tenant improvements to the subject location (17584 Colima Road) were approved on March 1, 1995, as a part of Case Number 36438. Other conditional use permits and building permits have been approved and issued for several commercial uses throughout the shopping center.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the C (Commercial) land use category of the Rowland Heights Community Plan. This designation is intended for retail commercial, service and office uses. The existing shopping center and proposed health club are commercial uses that are consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Policy LU 4.2: Encourage the adaptive reuse of underutilized structures*

The proposed health club will occupy the building located at 17584 Colima Road, after the store moves out of the shopping center. By reusing the existing building for a purpose other than which it was designed for, the applicant is encouraging adaptive reuse of the property.

- *Policy LU 5.2: Encourage a diversity of commercial and retail services to meet regional and local needs.*

The proposed health club will add a new regional and local-serving commercial use to the existing businesses located within the shopping center.

- *Policy LU 9.1: Promote community health for all neighborhoods.*

The health club use will encourage residents within the surrounding neighborhoods to take advantage of a conveniently located health club, within walking distance.

The following policies of the Community Plan are applicable to the proposed project:

- *Encourage the beautification of new and existing commercial areas. This can be achieved through the combined efforts of the public and private sectors. Where practical, adhere to the following guidelines:*
 - *All businesses in a center should present a general harmony of facades.*

The proposed health club will be located within an existing structure with no modifications to the footprint of the location. Signage proposed in the future will adhere to the requirements of the sign program developed for the shopping center.

Zoning Ordinance and Development Standards Compliance

The Project Site is currently zoned C-2-BE. The applicant is requesting to change the Project Site's zoning from C-2-BE to C-3-DP-BE to allow the health club use. Section 22.28.210 of the County Code allows health clubs or centers provided a conditional use permit has been obtained. The -DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area.

- Parking

Pursuant to Chapter 22.52 Part 11 of the County Code, 389 parking spaces are required to serve the shopping center. The shopping center provides 391 parking spaces, eight ADA spaces are required and eight are provided. Of the 389 parking spaces, the health club shall provide parking calculated at a ratio of one parking space for each three (3) persons as determined by the occupancy load. The health club will have an occupant load of 421 persons which would require not less than 140 parking spaces be provided, on-site parking meets this requirement.
- Outside Display

Pursuant to section 22.28.220 C. of the County Code, all display in Zone C-3 shall be located entirely within an enclosed building. No outside display is allowed or proposed as a part of the Project request.
- Lot Coverage

Pursuant to section 22.28.220 A. of the County Code, that not to exceed 90 percent of the net area be occupied by buildings. The lot coverage of the existing shopping center is approximately 40 percent. No alterations to the footprint of the existing structures are proposed.

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STAFF ANALYSIS
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Pursuant to section 22.44.132 of the County Code, establishments in the Rowland Heights Community Standards District (CSD) are subject to the following development standards:

- Landscaping

Lots or parcels of land greater than 30,000 square feet shall have a minimum landscaping of 10 percent of the net lot area. The Project Site provides 10 percent landscaping.

- Height

A structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas. The maximum height of the existing building is 31 feet – two inches. The Project does not propose an increase in the building height.

Site Visit

Staff conducted a site visit on October 2, 2018. The Project Site was well maintained and appeared to be in compliance with the Project request.

Burden of Proof

The applicant is required to substantiate all facts identified by sections 22.56.040 and 22.16.110 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The proposed health club could have a positive impact on the shopping center by providing additional customers. There are single- and multi-family residential uses surrounding the Project Site; residents would be able to benefit from a conveniently located health club. The property owner owns both the Puente Hill Town Centers, east and west. The west side is currently zoned C-3-DP-BE but the east side is zoned C-2-BE. The zone change will allow the consistency of both shopping centers. There are no active zoning violations on the subject property.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Based on correspondence from the County of Los Angeles Department of Public Works (DPW), dated November 6, 2017, DPW did not need to review the Project.

Based on a letter from the County of Los Angeles Fire Department, dated November 6, 2017, the Fire Department recommends clearance of this Project to proceed to public hearing as presently submitted with recommended conditions of approval, which are included in the Project's conditions.

Based on a letter from the County of Los Angeles Department of Parks and Recreation (DPR), dated July 30, 2018, the Project will not impact any DPR facilities, therefore the department had no requirements.

**PROJECT NO. 2017-006379-(4)
CONDITIONAL USE PERMIT NO. RPPL 2017009613
ZONE CHANGE NO. RPPL 2017009612
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**STAFF ANALYSIS
PAGE 5 OF 6**

Based on correspondence from the County of Los Angeles Department of Public Health (DPH), dated November 6, 2017, DPH did not need to review the Project, however, did make recommendations regarding additional review at the building permit stage and public health permits/licenses for operation. The recommendations have been attached to the conditions of approval.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Based on a letter from the Rowland Water District, dated August 7, 2018, the district certifies that the proposed water system to the Project will be operated by the Rowland Water District. The proposed water distribution system for the Project Site will be adequate during normal operating conditions.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Based on a letter from the Rowland Heights Community Coordinating Council (RHCCC), dated November 22, 2017, the applicant has appeared twice before the Council of the RHCCC regarding the requested zone change. The RHCCC does not oppose a change of the zoning to the C-3-BE-DP zone, to allow the health club use.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number 2017-006379-(4), Conditional Use Permit Number RPPL 2017009613, subject to the attached conditions. And further subject to adoption by the Board of Supervisors of Zone Change Number RPPL 2017009612.

SUGGESTED APPROVAL MOTION:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

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CONDITIONAL USE PERMIT NO. RPPL 2017009613
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STAFF ANALYSIS
PAGE 6 OF 6

Entitlement:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL 2017009613, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS, AND RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF ZONE CHANGE NUMBER RPPL 2017009612 FOR ITS CONSIDERATION WITH THE ATTACHED RESOLUTION.

Prepared by Michele Bush, Principal Regional Planner, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Environmental Document (Initial Study)
Site Photographs, Aerial Image
Site Plan, Land Use Map
Zone Change Resolution, Zone Change Ordinance Map

MM:MRB
10/31/18

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2017-006379-(4)
ZONE CHANGE NO. RPPL 2017009612**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change No. RPPL 2017009612 on October 31, 2018:

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject property is located at 17518-17596 Colima Road, in the unincorporated community of Rowland Heights within the Puente Zoned District.
2. The applicant is requesting a Zone Change from C-2-BE (Neighborhood Business-Billboard Exclusion) to Zone C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) on a 5.82-acre parcel. The Development Program designation will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area. As applied in this case, the Conditional Use Permit will authorize the establishment of the health club and restrict the site located at 17584 Colima Road to conversion into a health club. Aside from the health club, the Project Site shall not be utilized for any other use allowed within the C-3 (General Commercial) Zone. All other uses allowed within the C-3 (General Commercial) Zone shall require a new Conditional Use Permit. Permitted C-2 uses remain allowed without a Conditional Use Permit.
3. The Zone Change request was heard concurrently with Conditional Use Permit No. RPPL 2017009613 at the October 31, 2018 public hearing.
4. Conditional Use Permit No. RPPL 2017009613 is a related request to authorize the establishment and maintenance of a health club and implement the development program in connection with the -DP overlay that is a part of the Zone Change to the C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) Zone.
5. The Project Site is located within the C (Commercial) land use designation of the Rowland Heights Community Plan. The plan describes this designation as suitable for retail commercial, service and office uses. The existing shopping center and proposed health club use are commercial uses that are consistent with the land use designation.
6. The Project Site is currently zoned C-2-BE. The applicant is requesting to change the Project Site's zoning from Zone C-2-BE to Zone C-3-DP-BE to

allow the health club use. The -DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area. The proposed project has been designed to meet all requirements of the Los Angeles County Code.

7. Establishment of the proposed use at such location is in conformity with good zoning practice. The property under consideration is a proper location for the C-3 zone classification because it would meet the demand for a health club use in the area. The surrounding area, as it exists, is a combination of commercial and residential uses. The property owner owns both the Puente Hill Town Centers, east and west. The west side is currently zoned C-3-DP-BE but the east side is zoned C-2-BE. The zone change will allow the consistency of both shopping centers. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable Community Plan policies.
8. The Conditional Use Permit No. RPPL 2017009613 Exhibit "A," depicts the 5.82-acre parcel, shopping center site, consisting of 26 commercial spaces with a parking lot. Parking spaces are located at the front of the building, along Colima Road and around the perimeter of the site, at the rear of the commercial buildings. The site plan also depicts approximately 28,000 square feet of landscaping throughout the site, and tenant improvements to the site located at 17584 Colima Road, converting it to the proposed health club. The footprint of the existing building will not be altered as a part of this Project. Ingress and egress to the Project Site is provided via three driveways along Colima Road and two driveways along Albatross Road. No signage is proposed at this time.
9. Surrounding zoning is within the City of Industry to the north, O-S (Open Space) and R-1-7000 (Single-Family Residence-7,000 sf minimum lot area) to the south, R-4-30U (Unlimited Residence-30 units per acre) to the east and C-3-DP-BE to the west.
10. Surrounding land uses consist of shopping center to the north and west, Schabarum Regional Park and single-family residential to the south, and multi-family residential to the east.
11. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration. The shopping center located directly to the west of the Project Site (Puente Hill Town Center-West) is zoned C-3-DP-BE. Due to a changing retail industry, the shopping center requires a zone change to allow for a wider variety of uses. In many shopping centers, health club uses are occupying larger retail spaces. Fitness uses are one of the retail categories thriving and expanding in the current retail market.

12. A need for the proposed zone classification exists within such area or district. The existing business located at 17584 Colima Road will be leaving the shopping center due to a lack of sales. There has been a lack of interest in the space, with the exception of the health club user. This anchor commercial space may very likely be vacant for years if the proposed health club cannot be accommodated by changing the base zoning from C-2 to C-3.
13. The particular property under consideration is a proper location for said zone classification within such are or district. The property owner owns both the Puente Hill Town Centers, east and west. The west side is currently zoned C-3-DP-BE but the east side is zoned C-2-BE. The zone change will allow the consistency of both shopping centers.
14. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. The change in zoning will allow a health club use to be established in the community. There is a lack of health club uses in the area. The health club will enhance the current operations of the retail center by providing an additional service to the community it serves.
15. An Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
16. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
17. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

THEREFORE, BE IT RESOLVED, THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from C-2-BE (Neighborhood Business-Billboard Exclusion) to Zone C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion).
2. That the Board of Supervisors adopt the Negative Declaration, dated October 31, 2018, certify its completion and determine that the project with modifications, will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and Rowland Heights Community Plan;
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 31, 2018.

Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

MRB
10/31/18

ZONING CASE NUMBER RPPL 2017009612

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Los Angeles County General Plan, relating to the Puente Zoned District Number 76.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Puente Zoned District Number 76 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Los Angeles County General Plan.

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 2017-006379-(4)
CONDITIONAL USE PERMIT NO. RPPL 2017009613
ENVIRONMENTAL ASSESSMENT NO. RPPL 2017010408**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 31, 2018, in the matter of Project No. 2017-006379-(4), consisting of Conditional Use Permit No. RPPL 2017009613 ("CUP"), and Zone Change No. RPPL 2017009612 ("Zone Change"). (The CUP and Zone Change are referred to collectively as the "Project Permits.")
2. The permittee, Brixmor Property Owner II, LLC ("permittee"), requests the Project Permits to authorize the establishment and maintenance of a health club on the project site, the Puente Hills Town Center – East (located at 17584 Colima Road) ("Project") on a property located at 17518-17596 Colima Road in the unincorporated community of Rowland Heights ("Project Site").
3. The CUP is a request to implement the development program in connection with the -DP overlay that is a part of the Zone Change to the C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) Zone pursuant to Los Angeles County Code ("County Code") Section 22.40 Part 2. The CUP will restrict development of the rezoned property to the proposed Project and any use allowed by right in Zone C-2 shown on the approved site plan, marked "Exhibit A," and will ensure that no other development will be permitted on the Project Site unless a new CUP is first obtained.
4. The Zone Change is a related request to amend the Project Site's zoning from the C-2-BE (Neighborhood Business-Billboard Exclusion) to the C-3-DP-BE Zone, to allow the health club use. The -DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area.
5. The approval of the CUP will not become effective unless and until the Los Angeles County Board of Supervisors has adopted an ordinance effecting the proposed Zone Change and it has become effective.
6. The Project Site is 5.82 acres in size and consists of six legal lots. The Project Site is irregular in shape with very gentle-sloping topography and is developed with an existing shopping center which will be maintained on-site.
7. The Project Site is located in the Puente Zoned District within the Rowland Heights Community Standards District (CSD).
8. The Project Site is located within the C (Commercial) land use category of the Rowland Heights Community Plan Land Use Policy Map.
9. Surrounding Zoning within a 500-foot radius includes:
North: Within the City of Industry

South: O-S (Open Space) and R-1-7000 (Single-Family Residence-7,000 sf minimum lot area)
East: R-4-30U (Unlimited Residence-30 units per acre)
West: C-3-DP-BE

10. Surrounding land uses within a 500-foot radius include:

North: Shopping Center
South: Schabarum Regional Park and Single-Family Residential
East: Apartment Units
West: Shopping Center

11. The shopping center was established through Plot Plans PP36438 and PP34769. Building permits were approved for a new shopping center in 1985. Tenant improvements to the subject location (17584 Colima Road) were approved on March 1, 1995, as a part of Case Number 36438. Other conditional use permits and building permits have been approved and issued for several commercial uses throughout the shopping center.
12. The site plan for the Project depicts the 5.82-acres, shopping center site, consisting of 26 commercial spaces with a parking lot. Parking spaces are located at the front of the building, along Colima Road and around the perimeter of the site, at the rear of the commercial buildings. The site plan also depicts approximately 28,000 square feet of landscaping throughout the site, and tenant improvements to the building located at 17584 Colima Road, converting it to the proposed health club. The footprint of the existing building will not be altered as a part of this Project. Ingress and egress to the Project Site is provided via three driveways along Colima Road and two driveways along Albatross Road. No signage is proposed at this time.
13. The Project Site requires 389 parking spaces and provides 391 parking spaces including eight ADA spaces and two van accessible spaces. The health club requires 140 of the spaces be dedicated to that use.
14. Based on correspondence from the County of Los Angeles Department of Public Works (DPW), dated November 6, 2017, DPW did not need to review the Project.
15. Based on a letter from the County of Los Angeles Fire Department, dated November 6, 2017, the Fire Department recommends clearance of this Project to proceed to public hearing as presently submitted with recommended conditions of approval, which are included in the Project's conditions.
16. Based on a letter from the County of Los Angeles Department of Parks and Recreation (DPR), dated July 30, 2018, the Project will not impact any DPR facilities, therefore the department had no requirements.
17. Based on correspondence from the County of Los Angeles Department of Public Health (DPH), dated November 6, 2017, DPH did not need to review the Project, however, did make recommendations regarding additional review at the building

permit stage and public health permits/licenses for operation. The recommendations have been attached to the conditions of approval.

18. Negative Declaration

Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.

19. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
20. Based on a letter from the Rowland Water District, dated August 7, 2018, the district certifies that the proposed water system to the Project will be operated by the Rowland Water District. The proposed water distribution system for the Project Site will be adequate during normal operating conditions.
21. Prior to the Commission's public hearing on the Project, the permittee met with the Rowland Heights Community Coordinating Council (RHCCC) to present the Project. Based on a letter from the Rowland Heights Community Coordinating Council (RHCCC), dated November 22, 2017, the applicant has appeared twice before the Council of the RHCCC regarding the requested zone change. The RHCCC does not oppose a change of the zoning to the C-3-BE-DP zone, to allow the health club use.
22. No other correspondence has been received from the public at this time.
23. *To be inserted after the public hearing to reflect hearing proceedings.*
24. The Commission finds that the Project Site is located within the C (Commercial) land use designation of the Rowland Heights Community Plan. The plan describes this designation as suitable for retail commercial, service and office uses. The existing shopping center and proposed health club use are commercial uses that are consistent with the land use designation.
25. The Commission finds that the Project Site is currently located within the C-2-BE (Neighborhood Business-Billboard Exclusion) Zone. The applicant is requesting to change the Project Site's zoning from C-2-BE to C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) to allow the health club use. The -DP overlay zone will ensure that development occurring after the rezoning will conform to the approved plans and be compatible with the surrounding area.
26. The Commission finds that the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of

other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The proposed health club could have a positive impact on the shopping center by providing additional customers. There are single- and multi-family residential uses surrounding the Project Site; residents would be able to benefit from a conveniently located health club. The request for the -DP overlay will limit the use of the site to a health club.

27. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The interior of the existing retail space, to be converted to the proposed health club, is 24,995 square feet which is adequate to accommodate a health club. The proposed health club will meet the requirements of the C-3 Zone.
28. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The Project Site is located along Colima Road, which is considered a major highway under the Rowland Heights Community Plan, allows access by necessary public and private services. The site is also located approximately 2/5 mile south of the Pomona (60) Freeway. The proposed health club will not generate a significant increase in traffic in the surrounding area.
29. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 15 years.
30. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, and newspaper (La Opinion and San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Rowland Heights community. On August 30, 2018, a total of 40 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 14 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.
31. After consideration of the Negative Declaration, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Commission.
32. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such

documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

REGARDING THE CONDITIONAL USE PERMIT

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and
- 2. Recommends approval of Conditional Use Permit No. RPPL 2017009613 , subject to the attached conditions and further subject to approval by the Board of Supervisors of Zone Change No. RPPL 2017009612.

ACTION DATE: OCTOBER 31, 2018

VOTE:

MM:MRB
10/31/18

c: Each Commissioner, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2017-006379-(4)
CONDITIONAL USE PERMIT NO. RPPL 2017009613
ENVIRONMENTAL ASSESSMENT NO. RPPL 2017010408**

PROJECT DESCRIPTION

The project is a request to authorize the establishment and maintenance of a health club at the Puente Hills Town Center – East (located at 17584 Colima Road), permitted uses within the C-2 Zone remain allowed without a Conditional Use Permit, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on October 31, 2033.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken

on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) one the first year and one every other year** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within five (5) working days from the day after your appeal period ends **November 19, 2018**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.25** (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,145.00** (\$3,070.00 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless

specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **January 2, 2019**.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

20. This grant shall authorize the establishment and maintenance of a health club (within the building located at 17584 Colima Road).
21. Aside from the health club, the Project Site shall not be utilized for any other use allowed within the C-3 Zone. All other C-3 uses allowed within the building site shall require a new Conditional Use Permit. Uses currently allowed in Zone C-2 by right, remain permissible without a Conditional Use Permit.
22. All tenant improvements shall be completed prior to the occupancy of the health club.

23. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one parking space for each three (3) persons as determined by the occupancy load. The health club will have an occupant load of 421 persons which would require not less than 140 parking spaces be provided based on the applicable ratio.

If the health club substantially changes its mode or character of operation, or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

24. The health club's operating hours shall be 6:00 a.m. to 11:00 p.m., seven days a week.
25. The permittee shall submit an application and fees associated with a Revised Exhibit "A" for any proposed signage on the Project Site.
26. The permittee shall comply with the requirements of the County Noise Ordinance to the satisfaction and with all recommendations (in the attached correspondence dated November 6, 2017) of the Los Angeles County Department of Public Health.
27. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department letter dated November 6, 2017.
28. All landscaping shall be maintained in a neat, clean and healthful condition throughout the life of this grant, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Landscaping provided shall be maintained at a minimum of ten percent of the net lot area of the subject property.

Attachments:

Department of Public Works correspondence dated November 6, 2017
Fire Department letter dated November 6, 2017
Department of Parks and Recreation letter dated July 30, 2018
Department of Public Health correspondence dated November 6, 2017

From: [Toan Duong](#)
To: [Michele Bush](#); [Jeanne Biehler](#); [Julie Yom](#)
Cc: [Le, Tony](#); [Collins, Wally](#)
Subject: RE: Review Inquiry
Date: Monday, November 06, 2017 10:54:53 AM

DPW does not need to review this project.

From: Michele Bush
Sent: Monday, November 6, 2017 8:36 AM
To: Toan Duong <TDUONG@dpw.lacounty.gov>; Jeanne Biehler <jbiehler@ph.lacounty.gov>; Julie Yom <jyom@parks.lacounty.gov>
Cc: Le, Tony <Tony.Le@fire.lacounty.gov>; Collins, Wally <Wally.Collins@fire.lacounty.gov>
Subject: Review Inquiry

Good morning,

I am reviewing a request for a Zone Change and CUP at the Puente Hills Town Center East (8265-003-024, 025, 026, 027, 028 & 029). The applicant is requesting to change the zoning from C-2 to C-3. The CUP is to allow a health club within the shopping center under the C-3 zone.

The applicant has paid the referral fee for the Fire Department. Please let me know if other departments will need to review this project.

Thank you,

Michele Bush

Principal Regional Planning Assistant
Zoning Permits East
County of Los Angeles
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
P: (213) 974-6435
F: (213) 626-0434



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT #: 2017-006379

DATE: 11/06/2017

CASE #: RPPL2017009613

PLANNER: Michele Bush

LOCATION: 17584 Colima Road, Rowland Heights

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

1. The Land Development Unit does not have any requirements for the proposed. Contact the Fire Department's Fire Prevention Engineering Section-Building Plan Check Unit at (323) 890-4125 regarding the submittal of plans for tenant improvements.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

July 30, 2018

TO: Michelle Bush
Department of Regional Planning

FROM: Robert Etleman
Trails Planning Section

SUBJECT: **CASE NO. RPPL2017010408**
PROJECT NO. R2017-006379
APN: 8265-003-024, 025, 026, 027, 028, and 029
CONDITIONAL USE PERMIT / ZONE CHANGE REQUEST

The above-mentioned project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities, therefore we have no requirements.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at rettleman@parks.lacounty.gov or (626) 588-5323.

From: [Jeanne Biehler](#)
To: [Michele Bush](#)
Subject: RE: Review Inquiry
Date: Monday, November 06, 2017 11:21:20 AM

Hi Michelle,

DPH does not need to review. However, depending on the scope of operation and provided amenities at the Health Club, DPH-EH may require plan check approvals, construction inspections AT THE BUILDING PERMIT stage and public health permits/licenses for operation. Please advise the applicant to contact the following programs within Department of Public Health – Environmental Health Division early in the process and prior to any construction:

For swimming pool, spa pool (Jacuzzi), cold dip and similar: Recreational Waters Program at 626 430-5560

For food facility, snack bar, and similar: Food Plan Check at 626 430-5560

Thank you,

Jeanne Biehler, REHS
Environmental Health Specialist IV
LA County Department of Public Health
Environmental Health - Land Use Program
626 430-5380 (Program Line)
626 430-5382 (Direct Line)
jbiehler@ph.lacounty.gov

From: Michele Bush
Sent: Monday, November 06, 2017 8:36 AM
To: Toan Duong <TDUONG@dpw.lacounty.gov>; Jeanne Biehler <jbiehler@ph.lacounty.gov>; Julie Yom <jyom@parks.lacounty.gov>
Cc: Le, Tony <Tony.Le@fire.lacounty.gov>; Collins, Wally <Wally.Collins@fire.lacounty.gov>
Subject: Review Inquiry

Good morning,

I am reviewing a request for a Zone Change and CUP at the Puente Hills Town Center East (8265-003-024, 025, 026, 027, 028 & 029). The applicant is requesting to change the zoning from C-2 to C-3. The CUP is to allow a health club within the shopping center under the C-3 zone.

The applicant has paid the referral fee for the Fire Department. Please let me know if other departments will need to review this project.

Thank you,



ROWLAND WATER DISTRICT

BOARD OF DIRECTORS

Szu Pei Lu-Yong
President

John E. Bellah
Director

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Robert W. Lewis
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Teresa P. Rios
Director

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General Manager

David Warren
Director of Operations

Rosemarie Perea
Director of Administrative Svcs

August 7, 2018

Mr. Abdul Salehi
ASAD Group
14711 Dartmouth Circle
Tustin, CA 92780

STATEMENT OF WATER SERVICE FOR: 17584 Colima Road, Rowland Heights, CA

Dear Mr. Salehi:

This is to certify that the proposed water system to the above-referenced properties will be operated by the Rowland Water District.

The proposed water distribution system for the above-referenced property will be adequate during normal operating condition to meet the requirements for the water system of this property as provided in Chapter 20.16 of title 20 of the Los Angeles County Code (Water Code) as shown on the specifications approved by the Department of Public Works. This includes meeting minimum domestic flow requirements as required by Section 20.16.070 and minimum fire flow and fire hydrant requirements as required by Section 20.16.060.

This Will Serve Letter is valid for six (6) months from the above-captioned date.

Yours truly,

TOM COLEMAN
General Manager



ROWLAND HEIGHTS COMMUNITY COORDINATING COUNCIL

"IMPROVING OUR COMMUNITY"

WWW.ROWLAND-HEIGHTS.ORG

P.O. Box 8171
Rowland Heights
California 91748

Email
rhccc4RH@gmail.com

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Ted Ebenkamp

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Roland Sanchez
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**Corresponding
Secretary**
David Koo

Treasurer
Carla Sanchez

Historian
Denise Jackman

November 22, 2017

Michele Bush
Principal Regional Planning Assistant
Department of Regional Planning
County of Los Angeles

Re: Rezoning of 17584 Colima Road
Rowland Heights, CA

Mr. Abdul Salehi has appeared twice before the board of the Rowland Heights Community Coordinating Council (RHCCC) regarding this requested zone change. It is our understanding the applicant is applying for a change to the C-3-BE-DP zone to allow for the rental of one of the units to a health club.

The RHCCC does not oppose a change of the zoning to the C-3-BE-DP zone.

Ted Ebenkamp
President
Rowland Heights Community Coordinating Council

cc: Abdul Salehi



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
<p>Adding a new Health Club on this shopping center will have a positive impact for the residents and business owners, their employee and customers. The trade area is under-served for fitness use.</p>
<p>There are apartments on east and single family residential property to south of this center.</p>
<p>This is a highly populated areas and there is a need for additional health clubs in this area for public use.</p>
<p>B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>
<p>The available size of 24,995 square feet of existing interior space in this center is adequate to accommodate a health club. The site parking is adequate, landscape, loading facilities are all in place.</p>
<p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2. By other public or private service facilities as are required.
<p>Existing 60 freeway north of this site and Colima Road and Azuza are all existing and in good condition.</p>
<p>New health club use will not generate increased traffic for the area. Existing retail use space has a total occupant load of 742. The new health club estimated maximum occupant load will be 421 which is about 57% of current retail occupancy, this will be a reduction in traffic.</p>



ZONE CHANGE APPLICATION BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.16, Part 2, the applicant for a Zone Change Application shall substantiate to the satisfaction of the Commission the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
Due to a changing retail industry, the center requires a zone change to allow for a wider variety of uses, most notably, fitness uses. Many general/traditional retail uses are becoming less prominent in retail centers and fitness uses are replacing them in many instances. Fitness uses are one of the retail categories thriving and expanding in the retail market that we are in.
B. That a need for the proposed zone classification exists within such area or district; and
Michaels is going to be leaving the center due to lack of sales. Due to the limited frontage, exposure, and the aforementioned changing retail industry, there is a general lack of interest in this space with the exception of a health club user. This anchor space may very likely be vacant for many years if we can't accommodate them by changing the zoning from C-2 to C-3.
C. That the particular property under consideration is a proper location for said zone classification within such area or district; and
We own the Puente Hills Town Center, which includes the portion of the center on the West side of Albatross Rd and the East side of Albatross Rd. The centers are one in the same with the same Landlord, the same center name, the same architecture, the same paint, the same signage, etc, but the West side is currently zoned as C-3, but the East side is zoned as C-2. We want to match up both centers to be C-3.
D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.
The change in zoning to C-3 will allow a high quality health club to enter the community. There is a lack of fitness centers in the area, and will be a great benefit to the community. We feel very strongly that a health club will bring great value to the community and make this center more relevant to the community that it services.

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012**

NEGATIVE DECLARATION

**PROJECT NO. 2017-006379-(4)
ENVIRONMENTAL CASE NO. RPPL 2017010408**

- 1. DESCRIPTION:** The project is a request for a Conditional Use Permit and Zone Change to authorize the establishment and maintenance of a health club on the project site, the Puente Hills Town Center-East (within the current Michael's Store). The subject property is currently zoned C-2-BE (Neighborhood Business-Billboard Exclusion), which does not allow for health clubs. Therefore, the applicant is requesting a change from the C-2-BE to C-3-DP-BE (Unlimited Commercial-Development Program-Billboard Exclusion) to allow the health club use.
- 2. LOCATION:** 17518 – 17596 Colima Road, Rowland Heights
- 3. PRPONENT:**
Brixmor Property Owner II, LLC, 3636 Nobel Drive, Suite 300, San Diego, CA 92122
- 4. FINDINGS OF NO SIGNIFICANT EFFECT:** Based on the initial study, it has been determined that the project will not have a significant effect on the environment.
- 5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Negative Declaration is based is:

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

PREPARED BY: Michele Bush, Zoning Permits East

DATE: 10/31/18

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: "Puente Hills Town Center - East" / 2017-006379-(4) / Conditional Use Permit RPPL 2017009613 / Zone Change RPPL 2017009612 / Environmental Assessment RPPL 2017010408

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Michele Bush (213) 974-6435

Project sponsor's name and address: Brymor Property Owner II, LLC, 3636 Nobel Drive, Suite 300, San Diego, CA 92122

Project location: 17518 – 17596 Colima Road, Rowland Heights, CA 91748
-APN: 8265-003-024, 025, 026, 027, 028 and 029 USGS Quad: La Habra

Gross Acreage: 5.82

General plan designation: N/A

Rowland Heights Community Plan designation: C - Commercial

Zoning: C-2-BE (Neighborhood Business-Billboard Exclusion) / Rowland Heights Community Standards District

Description of project: The project is a request for a Conditional Use Permit to authorize the establishment and maintenance of a health club on the project site, the Puente Hills Town Center-East (in the current Michael's Store). The subject property is currently zoned C-2-BE, which does not allow for health clubs. Therefore, the applicant is requesting a change from the C-2-BE to C-3-DP-BE (Unlimited Commercial-Development Program-Billboard Exclusion).

Surrounding land uses and setting: The site is located within Los Angeles County within the unincorporated community of Rowland Heights. The area is north of the City of La Habra Heights, south of the City of Industry, east of the City of Hacienda Heights and west of the City of Diamond Bar. The project site is approximately 0.4 mile south of the Pomona (60) Freeway. The current use of the property is a shopping center. Surrounding land uses include shopping center/commercial to the north, Schabarium Regional Park and single-family residential to the south, multi-family residential to the east and shopping center/commercial to the west.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun? The California Native American tribes traditionally and culturally affiliated with the project area have not requested consultation pursuant to the Public Resource Code.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>County of Los Angeles Department of Public Works</u>	<u>Building permits for tenant improvements</u>

<u>County of Los Angeles Fire Department</u>	<u>Plans for tenant improvements</u>
--	--------------------------------------

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>R2014-02254-(4)/ CUP 201400101</u>	<u>Construction of new hotel, under review</u>

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area

County Reviewing Agencies

- Department of Public Works
- Fire Department
 - Planning Division
 - Fire Prevention Division
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Rowland Water Company
- City of Industry

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Michelle R. Bush
Signature (Prepared by)

10 / 18 / 18
Date

[Signature]
Signature (Approved by)

10/18/18
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, General Plan EIR, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

1. AESTHETICS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a multi-use (equestrian, hiking, and biking) trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is developed with a shopping/commercial center. Based on a review of the State of California Scenic Highway Mapping System, the County of Los Angeles General Plan Scenic Highways Map and Conservation and Natural Resources Element, the subject property is not located along a scenic highway or vista, or area with scenic resources. The project site is fully developed. The Schabarum-Skyline Trail is located approximately 50 feet, at its nearest point, from the existing structure. No changes are proposed to the exterior of the shopping center, the structures on-site will remain as they are currently developed. The trail is buffered from the shopping center by vacant land and landscaping. The trail will not be altered by the proposed project. Staff from the County of Los Angeles Department of Parks and Recreation, Planning Division (DPR), reviewed the project site and determined the proposed zone change will not impact DPR facilities. The existing shopping center has existed on the project site for more than 30 years.

2. AGRICULTURE / FOREST

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based on the review of the California Department of Conservation Farmland Mapping & Monitoring Program, Los Angeles County Important Farmland Map (2014), the project site has not been surveyed. The site is completely built out. The project site is currently zoned C-2-BE (Neighborhood Business-Billboard Exclusion). The proposed project will rezone the property to C-3-DP-BE (Unlimited Commercial-Development Program-Billboard Exclusion). There is no Williamson Act contract on the property. The site does not contain any timberland or forest land.

3. AIR QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based on the review of the Air Quality Management District – South San Gabriel Valley Air Quality Index Map, the air quality index reading within the project area is moderate. The air quality is acceptable; however, for some pollutants there may be a moderate health concern for a very small number of people. The proposed project will take place within an existing shopping center. No new construction is proposed. The project is not expected to substantially contribute to or violate any existing air quality standard. The proposed zone change will not cause any physical changes to the exterior of the shopping center. No new construction is proposed. There are single and multi-family residential uses and the Schabarum Regional Park, within a 500-foot radius of the project site, however the proposed health club will be established within an existing structure.

4. BIOLOGICAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 10)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

Based on the review of the California Natural Diversity Database (CNDDB), the project site does not contain any species on the federal or state listing and will not have a substantial adverse effect on any identified species. There are no known sensitive natural communities identified on the project site. The project site is not located within a Significant Ecological Area or Sensitive Environmental Resources Area. As the project site is completely built out and has existed as a shopping center for more than 30 years, the proposed project is not expected to interfere with any migratory patterns or wildlife corridors. There are no oak trees located on the project site. The project will not conflict with the provisions of an adopted state, regional, or local habitat conservation plan.

5. CULTURAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is completely disturbed and in an urbanized area. It currently consists of a shopping/commercial center. There are no known national or state-designated historic resources, archaeological, geologic or tribal cultural resources on the project site. The project site is not presently a cemetery or located adjacent to or near a cemetery.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is existing. Any necessary tenant improvements, as a part of the health club, will be required to meet all requirements of the Los Angeles County Code, adopted ordinances and policies of the Department of Regional Planning and the Department of Public Works. The tenant improvements will be designed to use and consume energy efficiently.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based on the review of the State of California Department of Conservation Earthquake Fault Zones Map, the project site is not located along an earthquake fault line or seismic zone. The nearest fault trace is approximately 2 and 1/5 miles south of the subject property. Portions of the project site are located within a

liquefaction zone, however, the largest part of the existing development exists outside of the liquefaction zone. The project site is not located in a landslide zone. No new construction is proposed as a part of this project. The project site is served by public sewer and water. The project site is not located within a Hillside Management Area.

8. GREENHOUSE GAS EMISSIONS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is fully developed and located in an urbanized area that is primarily built out. No new construction is proposed other than tenant improvements on the interior of the existing building. All interior improvements must comply with the requirements of the Los Angeles County Green Building Ordinance and all applicable plans, policies and regulations of the County of Los Angeles.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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| iii) within an area with inadequate water and pressure to meet fire flow standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The proposed project is a health club that will be established in an existing commercial space, within an existing shopping center. The proposed project will not create a significant hazard through the routine transport, storage, production, use or disposal of hazardous materials or use of pressurized tanks on-site. No component of the project involves the use of release of hazardous materials into the environment. No new construction is proposed as a part of the project request. There are sensitive (residential and park) uses within a one-quarter mile radius of the project site, however no activities involving the emissions of hazardous materials would occur on the project site.

Based on the review of the California Department of Toxic Substances Control EnviroStor Hazardous Waste and Substances Site List, the project site is not listed as a hazardous materials site. Based on the review of the Los Angeles County Airport Land use Plan, the project site is not located within an airport influence area or in the vicinity of an airport or private airstrip. The proposed project will not introduce any new construction of structures that would require additional emergency response services.

Based on the review of the California Department of Forestry and Fire Protection, Los Angeles County FHSZ Map, the project site is located within a Very High Fire Hazard Severity Zone. Largely due to its close proximity to the Schabarum Regional Park. Based on a letter from the County of Los Angeles Fire Department, Fire Prevention Division, Land Development Unit, dated November 6, 2017, the Fire Department recommends clearance of the project. The applicant will be required to meet all Fire Department Engineering and Building requirements for tenant improvements.

10. HYDROLOGY AND WATER QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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| i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project site is located within the jurisdiction of the State of California Los Angeles Regional Water Quality Control Board. The existing structure, which will house the new health club, is currently served by public water. There is no new construction associated with the proposed project. The existing structure is located within an existing shopping center. There will be no physical change to the project site, only tenant improvements to the interior of the existing structure and new signage. The project will be required to comply with the requirements of the Low Impact Development Ordinance.

The project site is not located within an area of special biological significance. The project site is not in close proximity to surface water. Based on the review of the Federal Emergency Management Agency (FEMA) issued flood map, the project site is not located in a flood hazard area, floodway, floodplain or dam inundation area. The project site is located within Flood Hazard Zone X, an area of minimal flood hazard. Based on a review of the State of California, Department of Conservation, Los Angeles County Tsunami Inundation Map, the project site is not located within a tsunami inundation area.

11. LAND USE AND PLANNING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is currently a commercial use and located within an existing shopping center that has existed for more than 30 years. The project site is a part of a commercial corridor in an urbanized area. The subject property is currently zoned C-2-BE, which does not allow for health clubs. Therefore, the applicant is requesting a change from the C-2-BE to C-3-DP-BE (Unlimited Commercial-Development Program-Billboard Exclusion). The project is consistent with the proposed zoning designation. The project site is not located in a Hillside Management or SEA area. The project does not conflict with any other applicable land use criteria.

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based on a review of the State of California Department of Conservation, Mineral Resource Mapping, the project site is not located within a mineral resource zone.

13. NOISE

Would the project result in:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based on the review of the Los Angeles County Department of Public Health, it is not expected the project will exceed any standards of Title 12 or any applicable standards of other agencies. The proposed project does not include any amplified sound systems. As there is no construction associated with the proposed project, and the operation of the health club will be conducted within the existing structure, it is not anticipated any sensitive receptors will be impacted by the project. No new parking facilities will be required, ample parking exists to serve the proposed use. Based on the review of the Los Angeles County Airport Land Use Plan and General Plan 2035, the project site is not located within an airport influence area or airport noise contour.

14. POPULATION AND HOUSING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is a commercial use, no roads or other infrastructure will be extended as a part of the project. The project will not induce substantial population growth in the area. No housing is proposed as a part of the project.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is currently served by Fire and Sheriff protection services. The non-residential project will not create capacity problems in the school district(s) serving the project area. No new park facilities will be created. The project will not create capacity or service problems for the local library. No public facilities are proposed as a part of the project.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include neighborhood and regional parks, multi-use trails or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed health club and will not increase the use of or expansion of any parks or other recreational facilities in the area. The project site is completely built out and disturbed.

17. TRANSPORTATION/TRAFFIC

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is a commercial use that will take place within an existing structure (replacing another commercial use) that is a part of an existing shopping center. The proposed project will not interfere with any applicable plan, ordinance, or policy related to traffic systems. Access to the site is located along Colima Road. Colima Road is designated a Major Route in the 1978 County Highway Plan and the Rowland Heights Community Plan. The project site is not located within a Transit Oriented District.

Based on a letter from the County of Los Angeles Fire Department, Fire Prevention Division, Land Development Unit, dated November 6, 2017, the Land Development Unit does not have any requirements for the proposed project.

18. TRIBAL CULTURAL RESOURCES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Based on the review of the State of California, Office of Historic Preservation Listed California Historical Resources, and the California Public Resources Code, the existing project site (shopping center) is not located on the historical resources list and the proposed project will not cause a substantial adverse change in the significance of a tribal cultural resource.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is currently served by public water and sewer. A Sewer Capacity Study was prepared for the project site by KPFF Consulting Engineers on June 29, 2018. The sewer area study has been approved by the Los Angeles County Department of Public Works on July 3, 2018. Based on the sewer study, when the peak total flow from the health club change of use project is added to the sewer main, no deficiencies have been identified. Therefore, no mitigation should be required.

Based on a letter from the Rowland Water District, dated August 7, 2018, the subject property will be served by the Rowland Water District, and the proposed water distribution system for the above-referenced property

will be adequate during normal operating condition to meet the requirements for the water system of this property as provided in Chapter 20.16 of title 20 of the Los Angeles County Code as shown on the specifications approved by the Department of Public Works. This includes meeting minimum domestic flow requirements as required by Section 20.16.070 and minimum fire flow and fire hydrant requirements as required by Section 20.16.060. No construction or expansion of drainage or energy facilities is proposed as a part of the proposed project. The proposed project will be required to be consistent with all applicable solid waste regulations.

20. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is currently built and located in an urbanized area. There are no sensitive species or habitats on-site. The proposed health club will be located within an existing structure that is a part of a shopping center that has existed on the site for more than 30 years. The project is not expected to have a cumulatively considerable impact. The proposed project will not cause a substantial adverse effect on human beings, it will be designed to meet all requirements of the Los Angeles County Code and reviewing agencies.

















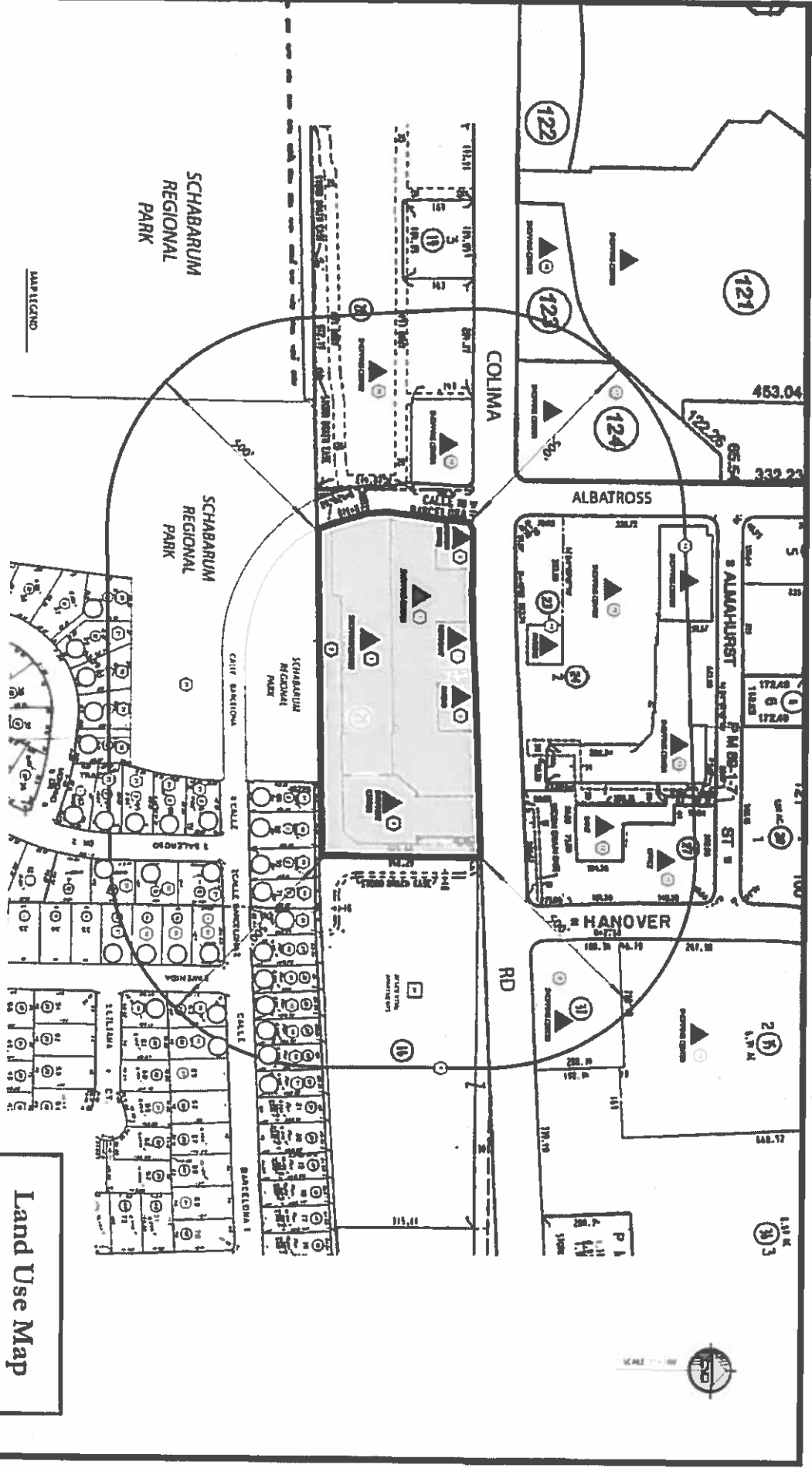








- ① indicates Map by Number
- ② indicates Attention Parcel Number
- ③ indicates Single Family Residential Use
- ④ indicates Multi Family Res. Use
- ⑤ indicates Commercial Use



Land Use Map
 For
 17518-17596 Colima Rd.
 Rowland Heights CA 91748
 September 11, 2017