



**PROJECT NUMBER**  
PRJ2023-001850-(1)

**HEARING DATE**  
4/23/2024

**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit No. RPPL2023002673

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Sola Salon

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**MAP/EXHIBIT DATE**

No Information

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**PROJECT OVERVIEW**

Establishment and operation of a salon with tattoo services at an existing commercial complex

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**LOCATION**

17450 Colima Rd., Rowland Heights, CA 91748

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**ACCESS**

Colima Rd and Calle Barcelona

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**ASSESSORS PARCEL NUMBER(S)**

8265-003-020

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**SITE AREA**

5.93 acres

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**GENERAL PLAN / LOCAL PLAN**

Rowland Heights Community Plan

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**ZONED DISTRICT**

Puente

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**LAND USE DESIGNATION**

C (Commercial)

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**ZONE**

C-3-DP-BE (General  
Commercial – Development  
Program – Billboard Exclusion)

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**PLANNING AREA**

East San Gabriel Valley

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**PROPOSED UNITS**

N/A

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**MAX DENSITY/UNITS**

N/A

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**COMMUNITY STANDARDS DISTRICT**

Rowland Heights CSD

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

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**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and Rowland Heights Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Chapter 22.332 (Rowland Heights CSD requirements)
  - Section 22.20.040 (Development Standards for Commercial Zones)
  - Section 22.20.050 (Development Standards for C-H, C-1, C-2, C-3 and C-M)

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**CASE PLANNER:**

Carl Nadela

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