

REPORT TO THE HEARING OFFICER

DATE ISSUED:	January 8, 2026	
HEARING DATE:	January 20, 2026	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2025-003194-(1)	
PERMIT NUMBER(S):	Conditional Use Permit (“CUP”) RPPL2025003001	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	18888 Labin Court, C210, Rowland Heights	
OWNER:	Rowland Ranch Pearl of the East	
APPLICANT:	Elaine Tong	
CASE PLANNER:	Steve Mar, Regional Planner smar@planning.lacounty.gov	

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:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2025-003194-(1), CUP Number RPPL2025003001, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2025003001 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) to add foot massage services at an existing beauty salon in the C-3 (General Commercial) Zone pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

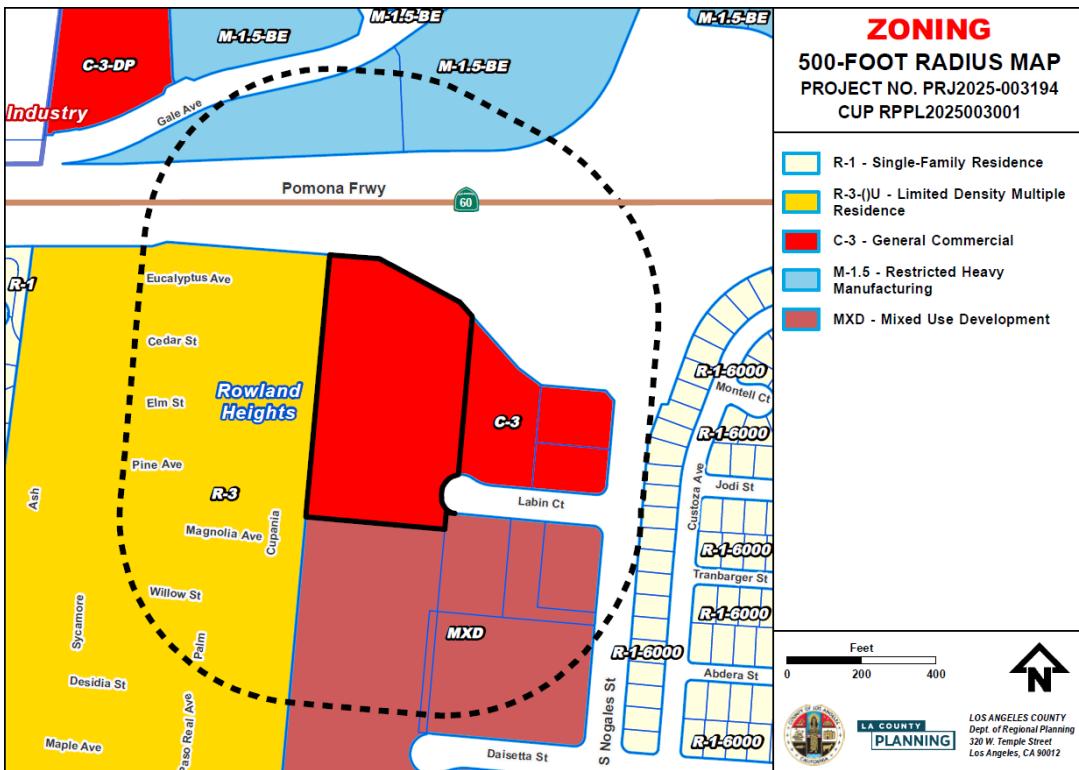
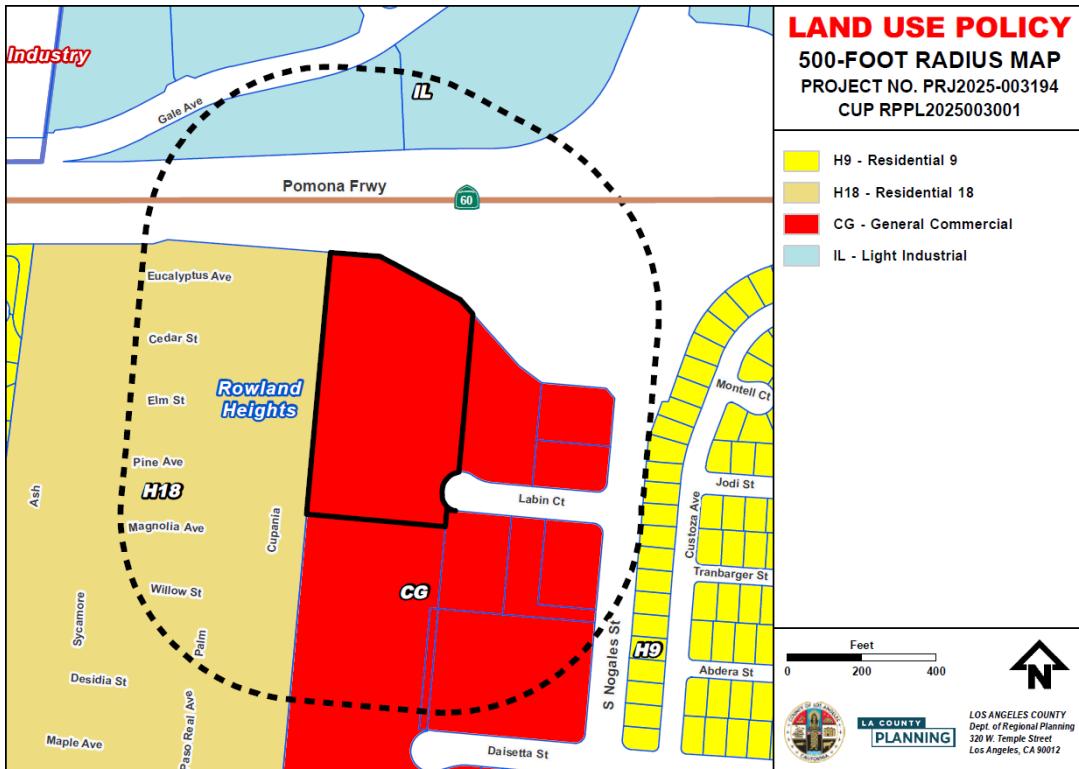
B. Project

The applicant, Elaine Tong, is requesting a CUP to authorize the addition of foot massage services at an existing beauty salon (“Vivian Beauty Center”) located in a commercial shopping center in the C-3 Zone pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN (“AREA PLAN”) LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3	Shopping Center
NORTH	IL (Light Industrial)	M-1.5-BE (Restricted Heavy Manufacturing - Billboard Exclusion)	SR-60 (Pomona) Freeway, Motel, Shopping Center
EAST	CG, H9 (Residential 9 – 0 to 9 Dwelling Units per Acre)	C-3, A-1-6,000 (Light Agricultural - 6,000 Square Feet Minimum Required Lot Area)	Commercial, Single-Family Residences
SOUTH	CG	MXD (Mixed Use Development)	Golf Driving Range
WEST	H18 (Residential 18 – 0 to 18 Dwelling Units per Acre)	R-3 (Limited Density Multiple Residence)	Mobile Home Community



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area)	5/25/1948
8841	C-3	5/11/1965
12143	C-3-BE	5/25/1980
RPPL2022014158	C-3	5/21/2024

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan No. 200800405	Authorized the construction of the shopping center.	Approved 7/23/2009
Plot Plan No. 201000980	Authorized the construction of a new four-level parking structure to provide a total of 618 parking spaces for the shopping center.	Approved 3/7/2012
Plot Plan No. 201500292	Authorized an updated parking plan with 386 surface parking spaces and 244 parking spaces within the parking structure, for a total of 630 parking spaces.	Approved 7/26/2016

C. Violations

The subject tenant space has no prior zoning violations on record.

ANALYSIS

A. Land Use Compatibility

The addition of foot massage services at an existing beauty salon at the subject property is compatible with nearby commercial and residential uses. The establishment is located in a large commercial shopping center with other typical commercial uses offering a variety of dining, shopping, and personal commercial services. Massage services are a permitted use in the C-3 zone under County Code once a CUP is obtained. The existing beauty salon with the proposed foot massage services within the existing shopping center are compatible land uses with the location's CG land use designation in the Area Plan, a component of the General Plan, and the uses are consistent with the development

standards prescribed in the East San Gabriel Valley Planning Area Standards District ("PASD") and Rowland Heights Community Standards District ("CSD").

B. Neighborhood Impact (Need/Convenience Assessment)

The operation of a beauty salon with foot massage services on the subject property is compatible with the surrounding neighborhood and provides a commercial service use to the community. The existing beauty salon is located within a large commercial shopping center located adjacent to the SR-60 Pomona Freeway to the north, commercial uses to the east, a golf driving range to the south, and a mobile home community to the west. The shopping center structure is set back approximately 73 feet from the neighboring mobile home community. This setback buffer, combined with the business's second-floor location and its inward, courtyard-facing orientation within the shopping center, ensures that the use will not create a nuisance for the surrounding residences.

C. Design Compatibility

The addition of foot massage services to the existing beauty salon does not affect the physical design of the shopping center and the business's storefront will be compatible with other business's storefronts located within the shopping center. The subject beauty salon is located within the East San Gabriel Valley PASD and the Rowland Heights CSD. The addition of foot massage services to the existing business does not conflict with any design standards of the PASD or CSD.

GENERAL PLAN/AREA PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.158.050 (Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The addition of foot massage services to the existing beauty salon does not significantly alter nor expand the shopping center's physical space or operations. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, a scenic highway, nor a historical resource. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not

cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The County Public Health Department, in a letter dated October 27, 2025, recommended approval of the Project with conditions.

B. Public Comments

1. The Rowland Heights Community Coordinating Council (“RHCCC”), in a letter dated September 30, 2025, does not oppose the Project.

Report
Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report
Approved By:



Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Public Health Letter – October 27, 2025
EXHIBIT I	Rowland Heights Community Coordinating Council Letter – September 30, 2025

VIVIAN BEAUTY CENTER

18888 Labin Ct SUITE# 210 Rowland Heights, CA 91748

ACCESSIBILITY NOTE

TURNING SPACE
 1. Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. §11B-304.3.1
 2. T-Shaped turning spaces shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. §11B-304.3.2, Figure 11B-304.3.2
KNEE AND TOE CLEARANCE
 1. For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. §11B-306.2.1
 2. Toe clearance shall extend 19 inches maximum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. §11B-306.2.2
 3. At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. §11B-306.3.3, Figure 11B-306.3 (See exceptions)
 4. At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. §11B-306.3
DOORS, DOORWAYS, AND GATES
 1. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. §11B-206.5
 2. Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. §11B-404.1
 3. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. §11B-404.2.3
 4. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. §11B-404.2.4.1
 5. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2. §11B-404.2.4.2
 6. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. §11B-404.2.4.3
 7. Thresholds, if provided at doorways, shall be 1/2 inch high maximum. Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. §11B-404.2.5
 8. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. §11B-404.2.7
 9. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: §11B-404.2.9
 a. Interior hinged doors and gates: 5 pounds maximum.
 b. Sliding or folding doors: 5 pounds maximum.
 c. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds.
 d. Exterior hinged doors: 5 pounds maximum.
 10. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. §11B-404.2.10
RAMPS
 1. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-405.2
 2. Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). §11B-405.3
 3. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. §11B-405.4
 4. The clear width of a ramp run shall be 48 inches minimum. §11B-405.5
 5. The rise for any ramp run shall be 30 inches maximum. §11B-405.6
 6. Ramps shall have landings at the top and the bottom of each ramp run. §11B-405.7

7. Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. §11B-405.7.1
 8. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. §11B-405.7.2
 9. Top landings shall be 60 inches wide minimum. §11B-405.7.2.1
 10. The landing clear length shall be 60 inches long minimum. §11B-405.7.3
 11. Bottom landings shall extend 72 inches minimum in the direction of ramp run. §11B-405.7.3.1
 12. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. §11B-405.7.4
 13. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. §11B-405.7.5
 14. Ramp runs shall have compliant handrails per 11B-505 Handrails. §11B-405.8
 15. Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. §11B-405.9 (See exceptions)
 16. A curb, 2 inches high minimum, or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. §11B-405.9.2
CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS
 1. Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.2.1
 2. For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. §11B-406.2.2, Figure 11B-406.2.2
 3. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.3.1, Figure 11B-406.3.2
 4. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%). §11B-406.3.2
 5. Blended transition ramps shall have a running slope not steeper than 1:20 (5%). §11B-406.4.1
 6. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. §11B-406.5.1
 7. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. §11B-406.5.2
 8. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. §11B-406.5.3
 9. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush. §11B-406.5.6
 10. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. §11B-406.5.7
 11. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. §11B-406.5.8
 12. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. §11B-406.5.9
 13. Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. §11B-406.5.12
 14. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb RAMPS, Blended TRANSITIONS and ISLANDS. Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture. §11B-406.6, Figure 11B-406.6
GENERAL SITE AND BUILDING ELEMENTS
 1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. §11B-208.1
 2. Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required.

GENERAL NOTE

1. THE CONTRACTOR SHALL PROVIDE SAFE AND CONTINUOUS PASSAGE FOR LOCAL PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES.
 2. SHOULD ANY OF THE EXISTING UTILITIES OR ANY OTHER FACILITIES CONFLICT WITH THE PROPOSED WORK AS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND AWAIT THE RELOCATION AND/OR ALTERNATE DESIGN.
 3. THE CONTRACTOR SHALL SO CONDUCT HIS OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBSTRUCTION AND INCONVENIENCE TO THE PUBLIC, AND HE SHALL HAVE UNDER CONSTRUCTION NO GREATER LENGTH OR AMOUNT OF WORK THAN HE CAN EXECUTE PROPERLY WITH DUE REGARD TO THE RIGHTS OF THE PUBLIC.
 4. CONVENIENT ACCESS TO DRIVEWAYS AND BUILDINGS ALONG THE LINE OF WORK SHALL BE MAINTAINED, AND TEMPORARY CROSSINGS SHALL BE PROVIDED AND MAINTAINED IN GOOD CONDITIONS, NOT MORE THAN ONE CROSSING OR INTERSECTING STREET OR ROAD SHALL BE CLOSED AT ANY ONE TIME WITHOUT THE APPROVAL OF THE OWNER.
 5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUCH FENCES, BARRIERS, DIRECTIONAL SIGNS, LIGHTS, AND FLAG MEN AS ARE NECESSARY TO GIVE ADEQUATE WARNING TO THE PUBLIC AT ALL TIMES OF ANY DANGEROUS CONDITIONS TO BE ENCOUNTERED AS A RESULT OF THE CONSTRUCTION WORK AND TO GIVE DIRECTIONS TO THE PUBLIC.
 6. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID INJURY TO EXISTING IMPROVEMENTS OR FACILITIES, UTILITY FACILITIES, ADJACENT PROPERTY, AND TREES AND SHRUBBERY. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ENTERING PROJECT SITE.
 7. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, AND THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE AND FEDERAL LAWS, RULES, REGULATIONS, AND ORDERS RELATING TO SAFETY TO THE PUBLIC AND WORKERS.
 8. ALL WORK RELATED TO ELECTRICAL SERVICE SHALL BE PERFORMED IN CONFORMANCE WITH THE GOVERNING POWER COMPANY REQUIREMENTS.
 9. ALL WORK EMBODIED IN THESE PLANS SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CURRENT GOVERNING BUILDING CODE.
 10. THE ARCHITECT SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY REGULATIONS OF U.S. DEPARTMENT LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS" OR ANY OTHER GOVERNING AGENCY SAFETY REQUIREMENTS.

11. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITIES FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT HIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, THE ARCHITECT, AND THE ARCHITECT'S CONSULTANTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT.
 12. SITE ACCESSIBILITY REQUIREMENTS (CBC CHAPTER 11-B) WILL BE REVIEWED UNDER THE GRADING PLAN CHECK NUMBER.
 13. ALL MATERIALS INSTALLED SHALL BE A MINIMUM OF CLASS III, INSULATION, PIPING, WIRING ETC. SHALL HAVE A MINIMUM FLAME SPREAD CLASS PER SECTION 707.
 14. ALL HORIZONTAL DIMENSIONS ARE TAKEN FROM FACE OF STUD UNLESS OTHERWISE NOTED.
 15. ALL STUDS ARE 2X6 UNLESS NOTED OTHERWISE.
 16. PADS AT ROUGH GRADING WILL HAVE A MINIMUM SLOPE OF 1% TOWARDS THE STREET DESIGNED DRAINAGE OUTLET. REFER TO CIVIL DRAWINGS.
 17. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING AND IRRIGATION SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS.
 18. SECURE ENCROACHMENT PERMIT PER THE CITY'S REQUIREMENTS FOR CONSTRUCTION. GRADING AND OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT OF WAY.
 19. SECURITY REQUIREMENTS FOR SWINGING DOORS SHALL COMPLY WITH THE CITY OF LOS ANGELES BUILDING CODE.
 20. CONTRACTOR SHALL PROVIDE STEEL CERTIFICATIONS TO THE CITY GOVERNING AGENCY BUILDING DIVISION PRIOR TO INSTALLATION.
 21. THE GENERAL CONTRACTOR SHALL FURNISH HYDRAULICALLY CALCULATED AUTOMATIC FIRE SPRINKLER SYSTEM. CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND OBTAIN APPROVALS FROM THE INSURANCE SERVICE OFFICE, (I.I.R.I.) BUILDINGS, FIRE DEPARTMENT AND OTHER REQUIRED GOVERNING AGENCIES PRIOR TO SUBMITTAL TO THE ARCHITECT FOR HIS REVIEW PRIOR TO ANY INSTALLATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE SYSTEM FROM CONNECTION TO SITE WATER MAIN TO INTERIOR OF BUILDING. REFER TO SPECIFICATIONS AND TO PLAN INDICATING BUILDINGS TO BE SPRINKLED ALL COSTS ASSOCIATED TO UPGRADE THE FIRE SPRINKLERED SYSTEM SHALL BE PAID BY THE CONTRACTOR. FIRE SPRINKLER DRAWINGS SHALL BE UNDER A DEFERRED SUBMITTAL.
 22. THE FIRE SPRINKLER SERVICE MUST BE EQUIPPED AND INSTALLED PER FIRE DEPARTMENT SPECIFICATIONS AND DIRECTIONS. FIRE SPRINKLER CONTRACTOR SHALL CONTACT THE FIRE DEPARTMENT FOR WATER DESIGN SPECS. ON UNDERGROUND CONNECTION.

PROJECT DESCRIPTION

APPLICABLE CODE

PAGE INDEX

TYPE OF CONSTRUCTION: TYPE V-B

APN: 8761-011 - 020

ZONING: C3

1. BUILDING STORIES : 2

2. FIRE SPRINKLER: YES

3. REQUIREMENT 1 EXIT, PROVIDE 1 EXIT

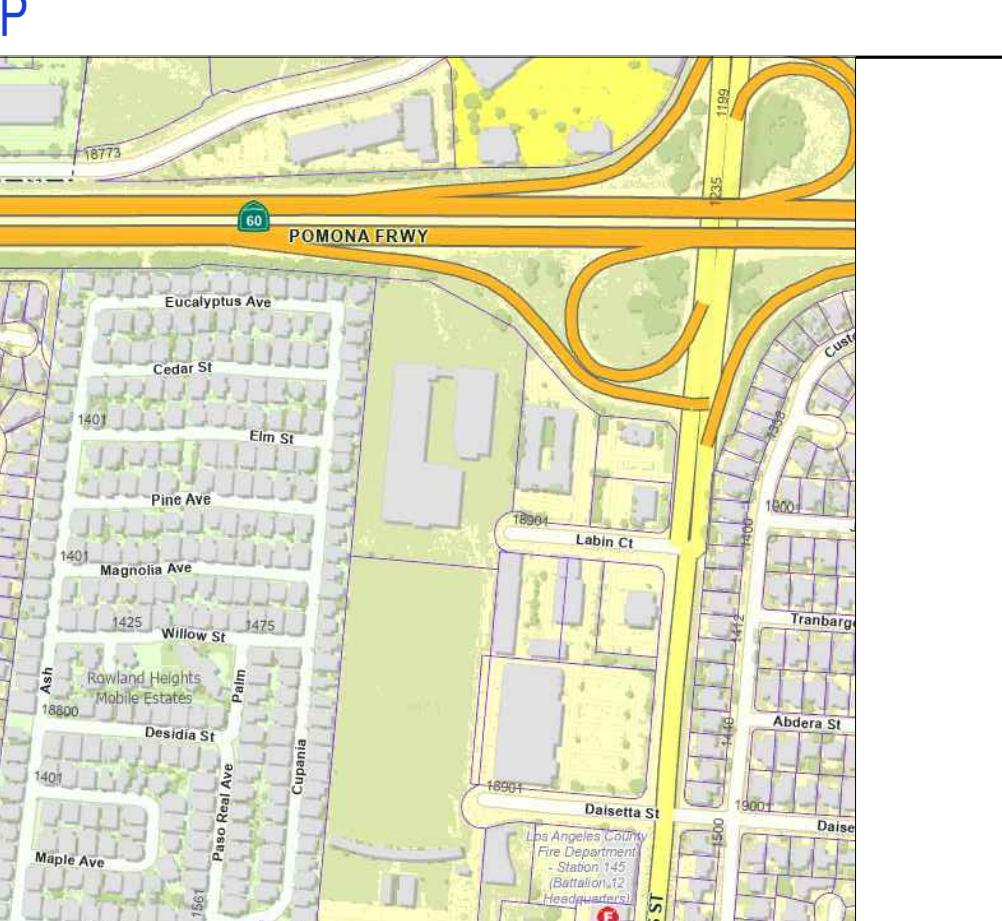
4. OCCUPANCY TYPE: B

TOTAL AREA: 2,011 S.F

SEPARATE PERMIT

VICINITY MAP

1. SIGN PROGRAM IS UNDER A SEPARATE SUBMITTAL BY BUILDING DEPT.
 2. FIRE SPRINKLER SYSTEM IS UNDER SEPARATE SUBMITTAL AND APPROVAL BY THE FIRE DEPT.



CONTACT INFO

ARCHITECTURAL SERVICE: TOP-ARC GROUP
 CONTACT: STEVEN CHEN
 ADDRESS: 1140 CENTRE DR, SUITE E, WALNUT, CA 91789
 P: 626-226-3939 E: YAOLONG0221@YAHOO.COM

ENVIRONMENTAL HEALTH NOTES

The following Environmental Health notes are to be placed on your plans to assist in providing clear direction between those involved in the actual construction of a food facility including contractors and Environmental Health Specialists. These notes will encompass most food facilities but are not meant to be comprehensive for all food facilities or situations:

1. A concrete slab is provided for trash, garbage, and grease container. If walls enclose area, the interior wall surfaces will be smooth, sealed and washable (e.g., plastered smooth and painted, etc.).
 2. All food-related and utensil-related equipment shall meet or be equivalent to sanitation standards established by an American National Standards Institute (ANSI) approved program.
 3. All floor mounted equipment will be installed on minimum 6" sanitary legs, castors, or completely sealed in position on a 4" high curb with continuously coved base. Counter-top equipment will be on 4-inch sanitary legs or sealed to the counter unless readily movable.
 4. If soft drink, ice or other dispensers are self-service, or if refills are provided they must be push button types, or lever types where the lever contacts the container at least one inch below the rim.
 5. Any openable windows vent openings or other similar openings must be provided with tight fitting screens of minimum 16-mesh to the inch. Windows to be fixed at food prep, utensil-washing, open food and utensil storage areas.
 6. All exterior doors open outward and are self-closing and light fitting.
 7. Bi-fold, French, accordion style and roll-up doors cannot open into the food prep, utensil washing or unpackaged food service areas.
 8. Toilet room and dressing room doors must be self-closing, tight fitting.
 9. Delivery doors to have air curtain fans that span the width over the door. The fan must activate via a microswitch providing a minimum velocity of 1600 fpm measured 3 feet above the ground.
 10. A minimum of 10 foot-candles of light measured 30" off floor is provided in walk-in refrigerated storage and dry storage rooms and at least 20-foot candles are provided where food is provided for consumer self-service, where fresh produce or prepackaged foods are sold or offered for consumption; inside equipment such as reach-in and under-counter refrigerators; in areas used for handwashing, warewashing, equipment and utensil storage, and in toilet rooms.
 11. A minimum of 50 foot-candles of light measured 30" off floor is provided when working with food or working with utensils or equipment such as knives, slicers, grinders, or saws where employee safety is a factor and in all areas during periods of cleaning.
 12. Shatterproof for all lights above food preparation, work, and storage areas will be provided.
 13. All warewashing sinks to have 3 compartments that are a minimum size of at least 18"x18"x12" deep (or 16"x20"x12" deep) with a minimum 18" drainboard at each end. If against a wall, it must have an 8" integral backsplash. However, it must be capable of accommodating the largest utensil to be washed. A warewashing machine shall not substitute for the sink required.
 14. Sinks to have spout(s) capable of reaching each compartment.
 15. Food prep sink compartment(s) to be at least 12"x12"x12" deep (or 16"x20"x12" deep) with a minimum 18" drainboard at each end.
 16. The 3 or 4 compartment bar sink to be at least 12"x12"x10" deep (or 16"x20"x10" deep) with a minimum 18" drainboard at each end.
 17. A separate wet waste dump fixture shall be provided for disposal of drink or waste ice or coffee waste.
 18. Each handwashing sink must have permanently mounted single-service soap and paper towel dispensers.
 19. The hot water heater will be a commercial type capable of constantly supplying hot water at a temperature of 120°F to all sinks. In sizing the water heater, the peak hourly demand for all sinks, etc., are added together to determine the minimum required recovery rate.
 20. All lavatories or hand sinks will have a combination faucet or premixing faucet capable of supplying water tempered to 100°F. Self-closing or metered faucet to provide at least 15 seconds of water without reactivation.
 21. All plumbing, electrical and gas lines shall be concealed within the building structure to as great an extent as possible. All exposed conduits, plumbing, etc. shall be installed at least 6' off floor and 3/4" from walls using standoff brackets.
 22. Conduits, plumbing or piping cannot be installed across any aisle way, traffic area or door opening.
 23. Multiple runs or clusters of conduit or pipelines shall be furred in or encased in an approved sealed enclosure.
 24. All liquid waste shall be drained by means of indirect waste pipe into a floor sink. Floor sinks are to be installed flush with the finished floor surface and have suitable easily removable safety cover grates.
 25. Floor sink to be 50% exposed when no access is provided for cleaning or be in line with the front face of elevated freestanding equipment.
 26. Approved backflow prevention devices shall be properly installed upstream of any potential hazard between the potable water supply and a source of contamination. Hoses shall not be attached to a faucet or hose bib unless an approved backflow preventer is provided.
 27. Water supply to carbonators shall be protected by an approved reduced pressure principle backflow preventer. The relief valve shall drain indirectly to sewer with a legal air gap.
 28. For cleaning floor mats, the janitorial sink to be a minimum 24" by 36" floor-mounted type. Mops shall be placed in a position that allows them to air-dry without soiling walls, equipment, or supplies.
 29. The janitorial sink faucet will have a threaded outer lip for hose attachment and an approved backflow prevention device. No chemical dispensing systems or shut-off valves shall be attached to mop sink faucet outlet (unless a "sidekick" plumbing device is installed).
 30. No condensate or wastewater including HVAC will drain into the janitorial sink.
 31. Grease trap to be located outside the food service activity area, flush with the finished floor when indoors. Local wastewater district or building department to be contacted for grease removal requirements.
 32. Floor drains shall be installed in floors that are water-flushed for cleaning and in areas where pressure spray methods for cleaning equipment are used, in restrooms, janitorial rooms, sculleries, and at bars with warewashing. Floor surfaces in areas pursuant to this shall be sloped 1:50 to the floor drains.
 33. Adequate ventilation is to be provided to all toilet rooms, janitor closets with mop sinks, and indoor trash rooms and in dressing/change room(s).
 34. The floor finish will have a smooth surface under all equipment and walkways will have a light texture only.
 35. The paint used on walls and ceilings of all kitchen, food preparation, work, and storage areas will be a gloss or semi-gloss enamel. Finish material shall be a light color in food prep areas for easy cleaning.
 36. Prior to installation, samples of finishes to be submitted to Environmental Health for approval as needed.
 37. Cold storage rooms shall be provided with a section of shelving installed to hold shallow cool down pans -not to exceed 4" in height. Space between shelving to be at least 8" high.
 38. Backup dry storage shelving shall be a minimum of 96 linear feet (measured with tiers) or 25% of kitchen, food prep, and work areas, whichever is greater. Shelving shall be at least 18 inches deep and start a minimum six inches off the floor surface.
 39. Shelving over wet areas (sinks, mop sinks etc.) and food prep surfaces will be metal.<br

VIVIAN BEAUTY CENTER

VIVIAN BEAUTY CENTER
18888 Labin Ct SUITE#210
Rowland Heights, CA 91748

CITE DI ANI

OCCUPANCY LOAD CACULATION						SCALE N.T.S
SECTION		AREA		OCCUPANCY LOAD		
TATTOO AREA		AREA : 342 S.F			O.L =342/100=4	
STORAGE AREA		AREA : 47 S.F			O.L =47/100=1	
HALL WAY		AREA : 384 S.F				
TOTAL		773 S.F				
RESTROOM		AREA : 116 S.F			5PERSONS	
ADDRESS	FLOOR LEVEL	USE	FLOOR AREA	PARK'G RQM'T	REQ'D STALLS	REMARK
18888 LABIN CT.	GROUND FL.	OFFICE	20,344 SQFT	1 STL./400	50.86	
	GROUND FL.	RETAIL	24,696 SQFT	1 STL./250	98.784	
18888 LABIN CT. #C-112	GROUND FL.	RESTAURANT	800 SQFT	15 OCC.	10.00	RPP T201200748
	2ND FL.	OFFICE	18,851 SQFT	1 STL./400	47.1275	
	2ND FL.	RETAIL	15,155 SQFT	1STL./250	60.62	
18888 LABIN CT. #B-208	2ND FL.	BILLIARD HALL	3,900 SQFT	62 OCC.	21.000	RCUP T20120087
18888 LABIN CT. #C-201	2ND FL.	KARAOKE	7,180 SQFT	233 OCC.	77.000	RCUP T20120073
18938 LABIN CT.	GROUND FL.	RETAIL	13,408 SQFT	1 STL./250	53.632	
18938 LABIN CT. #A-102	GROUND FL.	RESTAURANT	800 SQFT	15 OCC.	10.00	RPP T201200617
18938 LABIN CT. #A-105	GROUND FL.	RESTAURANT	800 SQFT	15 OCC.	10.00	RPP T201200747
	2ND FL.	RETAIL	15,444 SQFT	1 STL./250	61.776	
		TOTAL	120,998 SQFT	TOTAL REQ'D PARK'G	487.7995	

4 STORIES
PARKING
STRUCTURAL
(22,961 S.F. /
FLOOR)

TOTAL PARKING FLOOR AREA = 91,844 S.F.

SITE PLAN

N.T.S

outside trash dumpster enclosure. The interior wall and floor of the trashdumpster enclosure must be smooth and sealed with an epoxy sealer.

PARKING

PARKING REQUIREMENTS

RETAIL	68,703 SF. /250 SF.PER SPACE	274.812
OFFICE	39,195 SF. /400 SF.PER SPACE	110.9875
RESTAURANT	2,400 SF. /3 OCC. PER SPACE	30.00
ENTERTAIMENT	10,700 SF. /3 OCC. PER SPACE	85.00

TOTAL PARKING PROVIDED

STANDARD	407
COMPACT (MAX. 40%)	196 (32%)
HANDICAP (MIN. 2%)	13
	616 > 501 (OK)

T-1

ROOM FINISH SCHEDULE

ITEM ROOM	FLOOR		BASE		WALL		CEILING		REMARK
	QUARRY TILE SHEET VINYL 1 PC W/ BASE	EPoxy Seal on CONC.	CARPET	CER. TILE S. STEEL	SPALD DONG SMOOTH	CONTINUE WITH 3/8" RAD.	6" HIGH SHEET METAL	FLAT PAINT	MEATL. GAV. PANEL
WAITING AREA	4 OR 6" HIGH VINYL BASE	4 OR 6" HIGH VINYL BASE	6" CER. TILE	6" CER. TILE	6" HIGH VINYL BASE	CONTINUE WITH 3/8" RAD.	6" HIGH VINYL BASE	6" HIGH VINYL BASE	6" HIGH VINYL BASE
ENTERTAINMENT ROOM	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE
EMPLOYEE&PUBLIC ACCESSIBLE RESTROOM	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE
NAIL BAR	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE	6" CER. TILE

FLAME SPREAD CLASSIFICATION

SCALE 1/2" = 1'-0"	2
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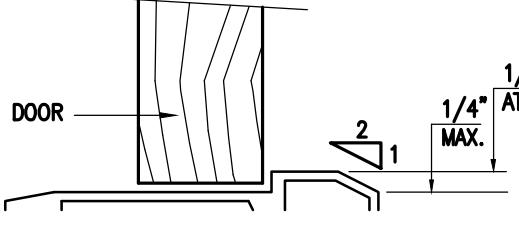
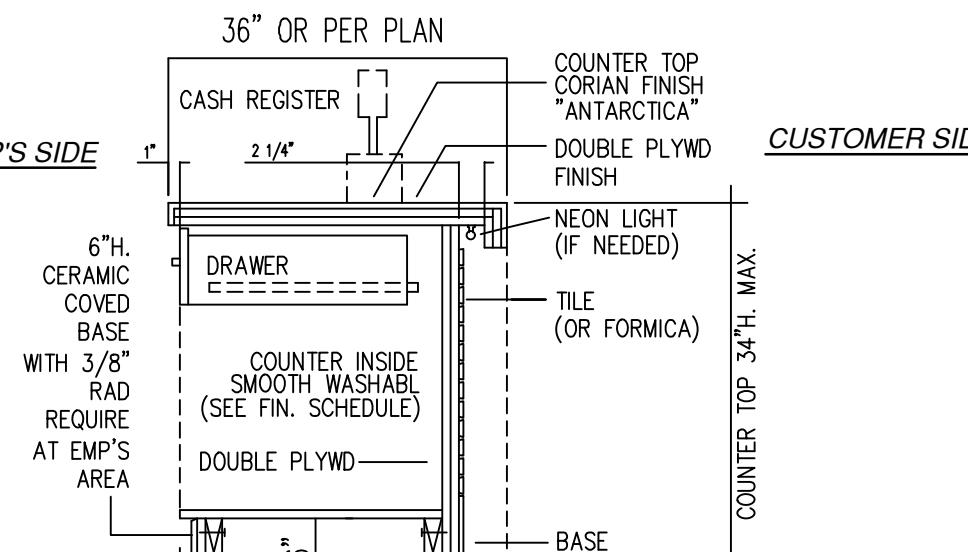
For SF: 1 inch = 25.4 mm, 1 square foot = 0.0929m². NP = Not permitted (SFM)

- a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 903.11.
- b. In exit enclosures of buildings less than three stories above grade plane of other than Group 1-3, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted.
- c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
- d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
- e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.
- f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.
- g. Class B material is required where the building exceeds two stories.
- h. Class C interior finish materials shall be permitted in administrative spaces.
- i. Class C interior finish materials shall be permitted in rooms with a capacity of four persons or less.
- j. Class B materials shall be permitted as wainscoting extending not more than 48 inches above the finished floor in corridors.
- k. Finish materials as provided for in other sections of this code.
- l. Applies where the exit enclosures, exit passageways, corridors or rooms and enclosed spaces are protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

. INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED
IN ACCORDANCE WITH BUILDING CODE 803 AND TABLE 803.9CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED INDEX 0-450.  USE THIS

CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED INDEX 0-450.

CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED INDEX 0-450.

METAL THRESHOLD	COUNTER SECTION DETAIL	SCALE N.T.S	3
			
a) CBC 11 B-404.2.9: Maximum effort to operate doors, including sliding doors: "Maximum effort to operate doors shall not exceed 5 pounds. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds. (CBC 11 B-404.2.9) b) CBC 11 B-404.2.5: Thresholds, if provided at doorways, shall be 1/2 inch high maximum. Raised thresholds and changes in level at doorways shall comply with Sections 11 B-302 and 11 B-303.	ALL COUNTER MAX. 34" ABOVE THE FINISHED FLOOR		

DOORS SCHEDULE	SCALE N.T.S	4
A) 6'-0"X6'-8" ALUM/TEMP. GLASS	32" CLR. DR., SELF-CLOSING.	DOOR WITH INSTALLED PANIC HARDWARE TO SWING IN THE DIRECTION OF EGRESS TRAVEL  EX
B) 36"X6'-8" WOOD, PAINT	32" CLR. DR., SELF-CLOSING.	 EX
C) 36"X6'-8" WOOD, PAINT	32" CLR. DR., SELF-CLOSING.	 EX

OCCUPANCY LOAD CACULATION	SCALE N.T.S	5
SECTION	AREA	OCCUPANCY LOAD
TREATMENT ROOM 6	AREA : 194 S.F	O.L. = 194/100=2
TREATMENT ROOM 5	AREA : 226 S.F	O.L. = 226/100=3
TREATMENT ROOM 1-4	EACH AREA : 125 S.F	O.L. = 125/100=2
HALL WAY	AREA : 281 S.F	
RESTROOM	AREA : 45 S.F	5 PERSONS
UTILITY ROOM	AREA : 159 S.F	
OFFICE AREA	AREA : 115 S.F	
RECEPTION ROOM	AREA : 87 S.F	
RECEPTION&WAITING AREA	AREA : 317 S.F	
NAIL BAR	AREA : 87 S.F	
TOTAL	2,011 S.F	

GENERAL NOTES	SCALE N.T.S	5
-		

FINISH SCHEDULE NOTES:

- 1) Wall and ceilings in areas except dressing area shall be smooth, smooth, and nonabsorbent, with a light colored (light colored is defined as having a light reflectance value of 70% or greater), easy cleanable, washable finish.
- 2) All counter surfaces including underside to be durable, smooth, nonabsorbent easily cleanable and washable finish (may require stainless steel or NSF approval high pressure laminate).
- 3) Flooring under equipment and at the base coves shall be completely smooth, floor surfaces which contain slip resistant agents shall be restricted to traffic areas only.
- 4) All equipment shall be either easily movable (ie., on casters), min. 6 inch rounded metal legs, or sealed to min. 2 inch solid masonry island with min. the one-eighth inch coved radius.
- 5) Floor Smooth Conc. must be Top-set type ceramic coved base.
- 6) Water resistant walls (Le., FRP, stainless steel, ceramic tile), are required behind all sinks and dishwashers, material to be min. 8 ft. high for CITY.
- 7) A min. 20-foot candle of light measured 30" A.F.F. in kitchen, utensil washing area, service area, through out facility for during general cleaning up areas.
- 8) A min. 10-foot candle of light measured 30" A.F.F. in restroom and storage rooms.
- 9) Applies to Unit A206-1

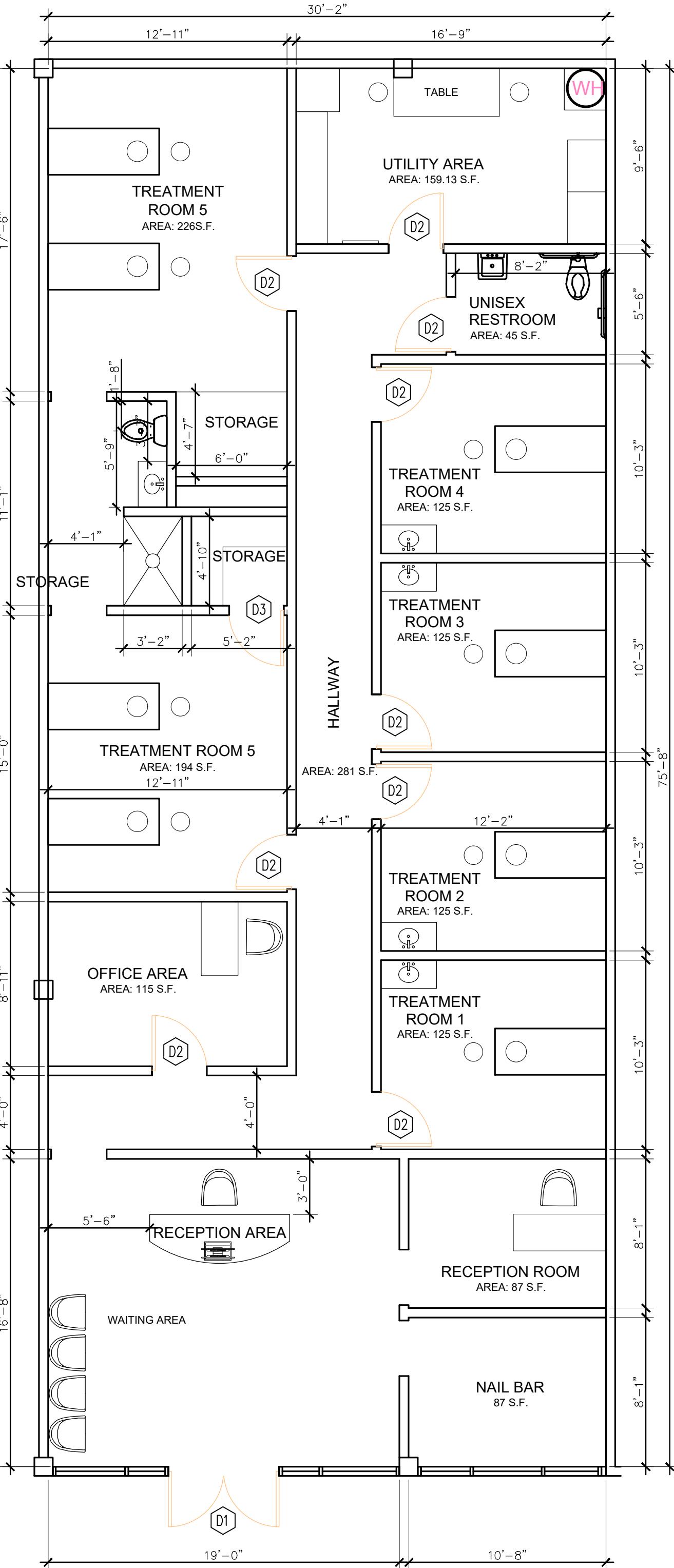
MATERIALS NOTES:

FLOOR COVERING — The following are approved.

Armstrong #970 Mini Board M. (All laminates non-perforated)
Armstrong #721 or #894 Metal Fire Guard (non-perforated)
Dow Corning #3270 White Vinyl facing panel
U.S. Gypsum #3270 Vinyl Rock
U.S. Gypsum #56091 Enviroguard with clean room facing

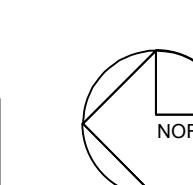
CEILINGS — The following are approved.

Tiles -- American Clean; Idi Tiles
Topset Ceramic Coved Base -- B&W Tile Co. #S-3619T
Sheet vinyl -- Armstrong "Classic Corlon" (86000 Series);
Armstrong "Custom Corlon" (86000 Series);
Tarkett "Expression Optima" (05800 Series)
Concrete Sealer -- Ameritone #7101, Aquae Mix Choice 15

ALL FINISHES SHALL COMPLY WITH TABLE 803.5, CBC.
TO SUBMIT SHOP DRAWINGS AND FOAM PANEL SPECS OF WALK IN COOLER AND FREEZER
TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

(TENANT IMPROVEMENT ONLY)
PROPOSED FLOOR PLAN A

SCALE: 3/16" = 1'-0"



PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Pearl of the East / Bobby Liu

MAP/EXHIBIT DATE

July 2025

PROJECT OVERVIEW

The applicant, Bobby Liu, is requesting a conditional use permit ("CUP") to authorize the addition of foot massage services at an existing beauty salon ("Vivian Beauty Center") located in a commercial shopping center in the C-3 (General Commercial) Zone pursuant to Los Angeles County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones).

LOCATION

18888 Labin Court, C210, Rowland Heights

ACCESS

via Labin Court

ASSESSORS PARCEL NUMBER(S)

8761-011-020

SITE AREA

6.0 Acres

GENERAL PLAN / LOCAL PLAN

East San Gabriel Valley Area Plan

ZONED DISTRICT

Puente

PLANNING AREA

East San Gabriel Valley

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-3

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT

East San Gabriel Valley Planning Area Standards District (PASD)

Rowland Heights Community Standards District (CSD)

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and East San Gabriel Valley Area 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 22.366 (East San Gabriel Valley Planning Area Standards District Requirements)
 - Section 22.366.090 (Rowland Heights CSD Requirements)
 - Section 22.20.040 (Development Standards for Commercial Zones)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 893-7009

E-MAIL ADDRESS:

smar@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**
**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER**
PROJECT NO. PRJ2025-003194-(1)
CONDITIONAL USE PERMIT NO. RPPL2025003001

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2025003001** on January 20, 2026.
2. **HEARING PROCEEDINGS.** Reserved.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Bobby Liu ("permittee"), requests the CUP to authorize the addition of foot massage services at an existing beauty salon ("Project") in an existing commercial shopping center located at 18888 Labin Court, Suite C210, in the unincorporated community of Rowland Heights ("Project Site") in the C-3 (General Commercial) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).
4. **PREVIOUS ENTITLEMENT(S).** Plot Plan No. 200800405, approved on July 23, 2009, approved the construction of the shopping center. Plot Plan No. 201000980, approved on March 7, 2012, authorized the construction of a four-level parking structure to provide a total of 618 parking spaces for the shopping center. Plot Plan No. 201500292, approved on July 26, 2016, authorized an updated parking plan with 386 surface parking spaces and 244 parking spaces within the parking structure, for a total of 630 parking spaces.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the East San Gabriel Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the East San Gabriel Valley Planning Area Standards District ("PASD"), the Rowland Heights Community Standards District ("CSD"), and the Puente Zoned District and is currently zoned C-3. Pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), a CUP is required for massage establishments located in the C-3 zone.

7. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IL (Light Industrial)	M-1.5-BE (Restricted Heavy Manufacturing - Billboard Exclusion)	SR-60 (Pomona) Freeway, Motel, Shopping Center
EAST	CG, H9 (Residential 9 – 0 to 9 Dwelling Units per Acre)	C-3, A-1-6,000 (Light Agricultural - 6,000 Square Feet Minimum Required Lot Area)	Commercial, Single-Family Residences
SOUTH	CG	MXD (Mixed Use Development)	Golf Driving Range
WEST	H18 (Residential 18 – 0 to 18 Dwelling Units per Acre)	R-3 (Limited Density Multiple Residence)	Mobile Home Community

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 6.01 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a multi-tenant shopping center.

B. Site Access

The Project Site is accessible via Labin Court, a 64-foot-wide public street, to the east. Primary access to the Project Site will be via an entrance/exit on Labin Court. There is no secondary access point to the Project Site.

C. Site Plan

The site plan depicts the subject establishment located in a 2,281-square-foot tenant space on the second floor of a multi-tenant shopping center. The entrance to the establishment is oriented towards the shopping center's interior central courtyard. Vehicular access to the property is via a driveway off of Labin Court. The floor plan depicts the establishment's interior layout which includes the treatment rooms where foot massage services will be offered.

D. Parking

The Project Site provides a total of 630 parking spaces (386 surface parking spaces and 244 parking spaces within the parking structure) as approved under Plot Plan No. 201500292. General commercial uses require one parking space per 250 square feet of floor area. The Project has a floor area of 2,011 square feet requiring eight parking spaces. The shopping center's existing 630 parking spaces can accommodate these nine parking spaces.

9. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from 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, because the Project involved the addition of foot massage services at an existing beauty salon within an existing shopping center. The additional foot massage services do not significantly alter or expand the beauty salon's or shopping center's physical space or operations. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, a scenic highway, nor a historical resource. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

10. PUBLIC COMMENTS.

The Rowland Heights Community Coordinating Council ("RHCCC"), in a letter dated September 30, 2025, does not oppose the Project.

11. AGENCY RECOMMENDATIONS.

A. County Public Health: Recommended clearance to public hearing with conditions in a letter dated October 27, 2025.

12. LEGAL NOTIFICATION. The Hearing Officer finds that pursuant to Section 22.222.120 (Public Hearing Procedure), of the County Code, the community was properly notified of the public hearing by mail, and newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website. On December 3, 2025, a total of 145 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the CG land use designation is intended for retail commercial, service, and office uses, categories into which this Project falls. The Hearing Officer further finds that the Project promotes a commercial service that is compatible with the commercial shopping center where the establishment will be located.

14. GOALS AND POLICIES. The Hearing Officer finds that:

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

- *(Policy LU 5.2) Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The Project will allow an existing beauty salon to diversify their current salon offerings and add to the neighborhood's existing assortment of commercial services that include restaurants, retail shops, and entertainment uses.

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

- *(Policy LU-3.1: Land Use Diversity) Enable a more diverse land use pattern to meet the needs of residents and employees, including increased housing options, viable commercial uses, a variety of employment opportunities, ample parks and open spaces, and a range of superior community services and amenities to support the mental, physical, emotional, economic, and social well-being of the community.*
- *(Policy LU-3.11: Commercial Use Flexibility) Provide flexibility in permitted land uses in commercially designated areas to allow a mix of retail, restaurant, small-scale institutional, office, and other compatible uses in commercial centers to prevent vacancies and increase accessibility to the community's everyday needs.*

The Project enhances the shopping center's variety of service-oriented businesses by allowing an existing beauty salon to offer foot massage services in a neighborhood that has a mix of commercial and residential uses. The business is located in an existing commercial shopping center that supports a variety of other retail, restaurant, and commercial services.

ZONING CODE CONSISTENCY FINDINGS

15. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the C-3 zoning classification as massage services are permitted in such zone with a CUP pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

16. PARKING. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The Project Site provides a total of 630 parking spaces (386 surface parking spaces and 244 parking spaces within the parking structure) as approved under Plot Plan No. 201500292. General commercial uses require one parking space per 250 square feet of floor area. The Project has a floor area of 2,011 square feet, requiring eight parking spaces. The shopping center's existing 630 parking spaces can accommodate these three parking spaces.

17. **PLANNING AREA STANDARDS DISTRICT (“PASD”)**. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.366 (East San Gabriel Valley PASD). The Project is a proposed additional foot massage service at an existing beauty salon within an existing tenant space within a shopping center, and there are no specific PASD standards that apply to the proposed massage use.

18. **COMMUNITY STANDARDS DISTRICT (“CSD”)**. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.366.090 (Rowland Heights CSD). The Project is a proposed additional foot massage service at an existing beauty salon within an existing tenant space within a shopping center, and there are no specific CSD standards that apply to the proposed massage use.

CONDITIONAL USE PERMIT FINDINGS

19. **The Hearing Officer finds that 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.** The subject beauty salon is located in a large, multi-tenant shopping center which serves as a commercial, retail, restaurant, and entertainment hub for the community. The business's tenant space is located within the shopping center with its front entrance facing the center's interior courtyard and away from neighboring properties. The establishment's location within the shopping center will ensure that the Project will not have an adverse effect on neighboring properties. A beauty salon does not create excessive noise or traffic and the addition of foot massage services would not significantly expand the operations of the business.

20. **The Hearing Officer 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The shopping center was constructed in compliance with the development standards prescribed under Title 22 (Planning and Zoning) of the County Code and can accommodate the addition of foot massage services to an existing beauty salon.

21. **The Hearing Officer 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 will not increase demand on any existing street or utility infrastructure. The Project Site is served by all necessary public streets and utilities. The Project Site is accessible via Labin Court, a 64-foot wide public street, to the east. Primary access to the Project Site will be via an entrance/exit on Labin Court. There is no secondary access point to the Project Site.

22. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

ENVIRONMENTAL FINDINGS

23. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project involved the addition of foot massage services to an existing beauty salon located within an existing shopping center. This additional beauty salon service does not significantly alter nor expand the existing shopping center's physical space or operations. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, a scenic highway, nor a historical resource. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

ADMINISTRATIVE FINDINGS

24. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the LA County 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 Puente Whittier Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and Area 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 HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025003001**, subject to the attached conditions.

ACTION DATE: January 20, 2026

MM:SM

1/20/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-003194-(1)
CONDITIONAL USE PERMIT NO. RPPL2025003001

PROJECT DESCRIPTION

The project is the addition of foot massage services at an existing beauty salon subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** 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. **Affidavit of Acceptance.** 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 (“LA County 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 No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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. **Litigation Deposit.** 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 LA County 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 LA County 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 (Fees for Providing County Records).

6. **Invalidation.** 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. **Recordation.** 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 (i.e. Recorder's Office). 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. **Grant Term. This grant shall terminate on January 20, 2041.** 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 LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve 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. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this 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. **Inspections.** 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. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. 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

\$3,648.00, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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 LA County Planning ("Director").
15. **Maintenance.** 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.

16. **Graffiti.** 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 LA County 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 48 hours, 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.

17. **Revisions to the Exhibit “A”.** 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, **an electronic copy of** a modified Exhibit “A” shall be submitted to LA County Planning by **March 20, 2026**.

18. **Subsequent Revisions to the Exhibit “A.”** In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Permittee shall submit **an electronic copy 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.

19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, or LA County Planning Zoning Enforcement (“Zoning Enforcement”) inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PROJECT SITE-SPECIFIC CONDITIONS

20. **Scope of Approval.** This grant shall authorize foot massage services at an existing beauty salon.

21. **County and State Regulations.** The Permittee shall comply with all regulations, laws, and ordinances of the County of Los Angeles and the State of California related to the operation of the use permitted herein.

22. **Contact Name and Number.** The Permittee shall provide and continuously have on file with LA County Planning a contact name and phone number with direct control and responsibility over said facility.

23. **County Public Health Conditions.** The Permittee shall comply with all conditions set forth in the attached County Department of Public Health letter dated October 27, 2025.

Attachments:

Exhibit D-1 Public Health Department Letter dated October 27, 2025



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



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Third District
Janice Hahn
Fourth District
Kathryn Barger
Fifth District

October 27, 2025

TO: Maria Masis
Supervising Regional Planner
Department of Regional Planning

Attention: Steven Mar

FROM: *Lusi Mkhitaryan*
Lusi Mkhitaryan, REHS, MPH
Branch Director, Environmental Protection Branch
Department of Public Health

SUBJECT: **CONDITIONAL USE PERMIT (CUP) REQUEST**
18888 LABIN COURT UNIT 210 ROWLAND HEIGHTS CA 91748
RPPL2025003001

Thank you for the opportunity to review the application for the project mentioned above. The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the addition of foot massage services to an existing beauty salon.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided a water "Will Serve" letter from Rowland Water District dated October 22, 2025. The Will Serve" letter is valid for six (6) months from the date issued.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

According to the most recent property tax bill's direct assessment records, the project site utilizes public sewer infrastructure for wastewater disposal; therefore, the project falls outside the jurisdiction of the Department of Public Health.

For more information, please visit the Consolidated Sewer Maintenance Districts home page at <https://pw.lacounty.gov/sewer/index.cfm> or call (626) 300-3399.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Sections 12.08.390 of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.
2. Operational noise generated from the subject property shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise

controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
<i>Residential</i>	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
<i>Commercial</i>	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
<i>Industrial:</i>	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va
DPH_CLEARED_18888 LABIN COURT UNIT 210 ROWLAND HEIGHTS CA 91748_RPPL2025003001_10.27.2025

Pursuant to County Code Section [22.158.050 \(Findings and Decision\)](#), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed use will be consistent with the adopted General Plan for the area.

The project site located within the Commercial land use category of Rowland Heights Community Plan. The proposed project is consistent with the permitted uses of the underlying land use category which is intended for retail commercial, service and office uses.

B.2 The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

This proposed project location and orientation of the proposed use within the interior of the commercial center ensures that the use will not create a nuisance to the surrounding residences. The proposed project conditions regarding the operation of the facility reduce the likelihood that the project will negatively affect the persons residing in the neighboring residences.

B.3 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 existing commercial center was constructed in compliance of the development standards in the County Zoning Code.

B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

Our site just south of 60 freeways, with traffic lights after off the ramp, and having 4 lines of Labin Court street on both in and out ways, for sure will have to impact to the local traffic. The proposed site also have 618 parking spaces and 4 storey parking structure building can serve for the public and private service facilities.

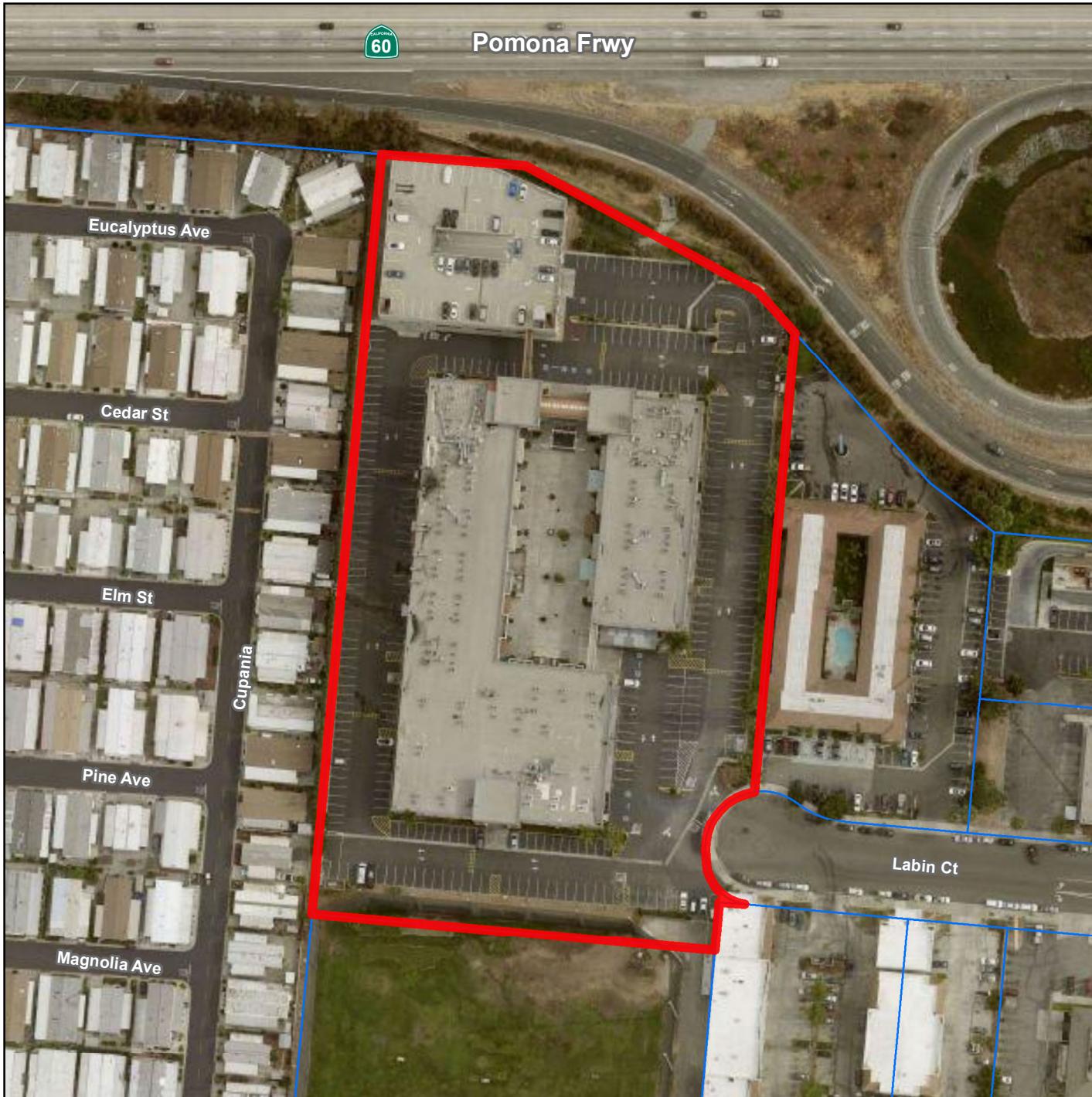
PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: December 20, 2025
PROJECT NUMBER: PRJ2025-003194-(1)
PERMIT NUMBER(S): Conditional Use Permit RPPL2025003001
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 18888 Labin Court, C210, Rowland Heights
OWNER: Rowland Ranch Pearl of the East
APPLICANT: Bobby Liu
CASE PLANNER: Steve Mar, Senior Planner
smar@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies as Class 1, Existing Facilities under State CEQA Guidelines Section 15301 because the Project involved the addition of foot massage services to an existing beauty salon and does not significantly alter nor expand the shopping center's physical space or operations. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, a scenic highway, nor a historical resource. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

60

Pomona Frwy



AERIAL IMAGERY
SITE-SPECIFIC MAP
PROJECT NO. PRJ2025-003194
CUP RPPL2025003001

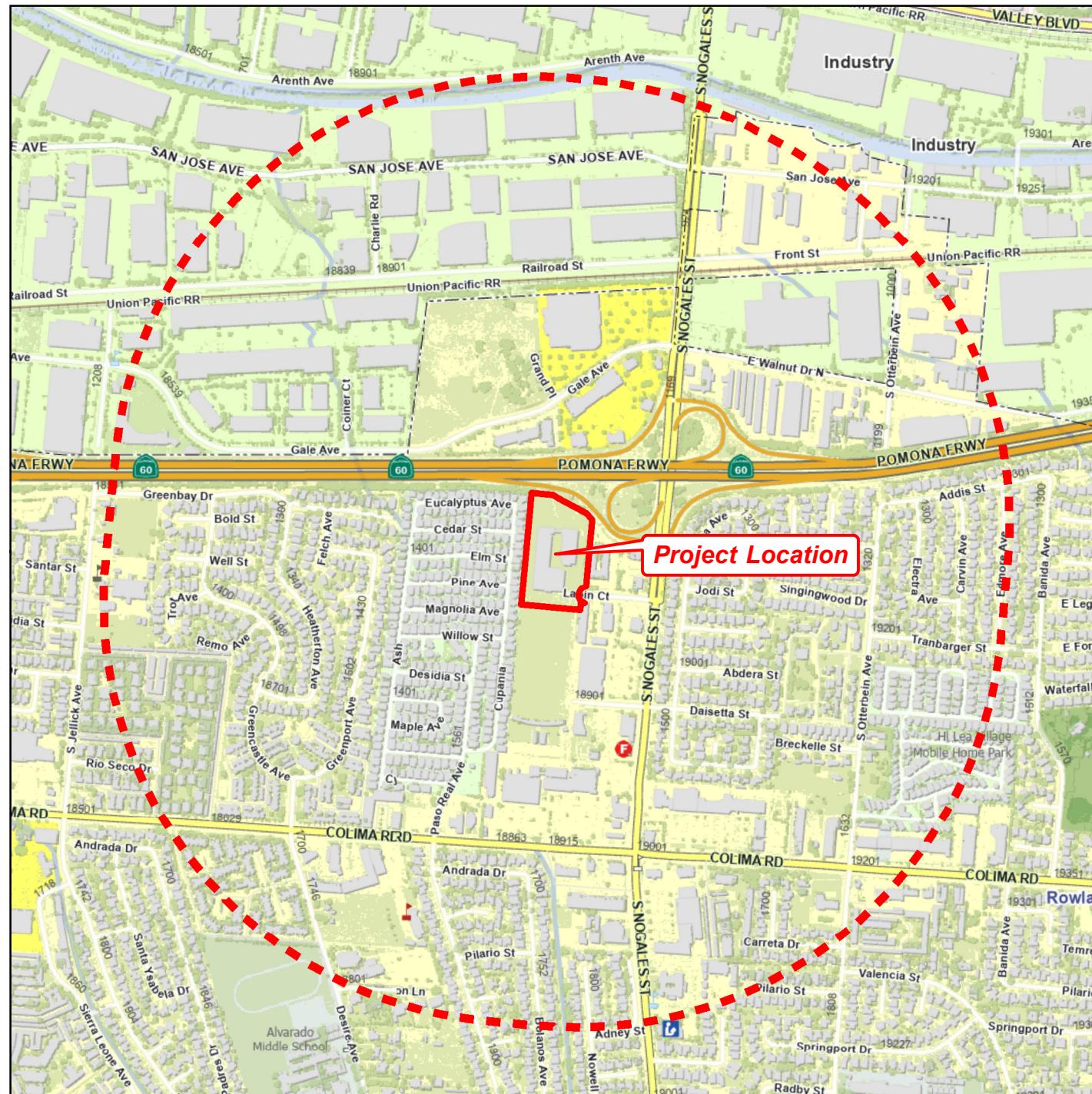
Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025

Feet
0 100 200



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-003194
CUP RPPL2025003001

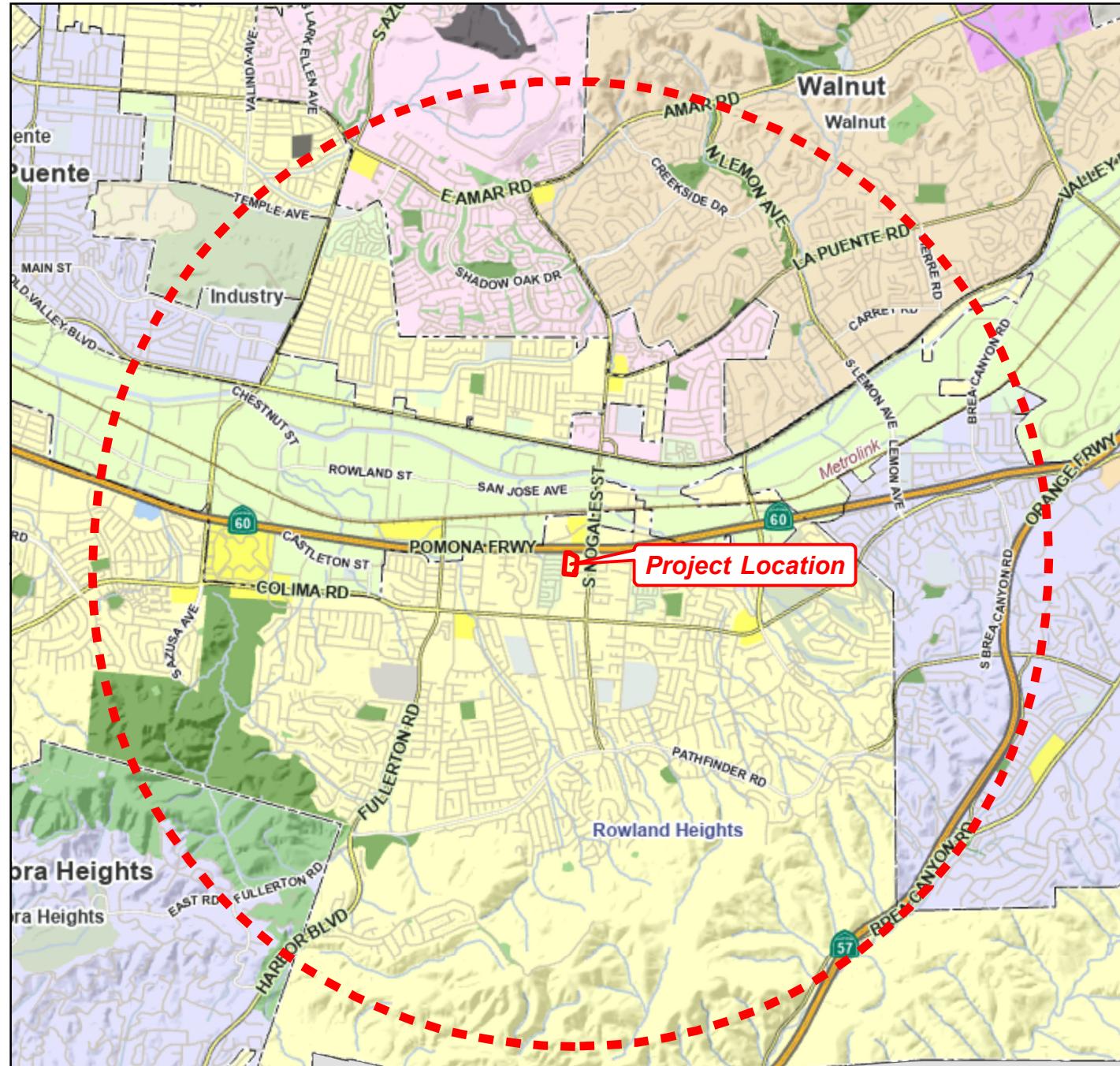


Feet
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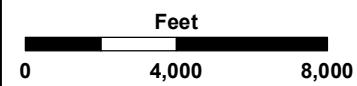


LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



3-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2025-003194
CUP RPPL2025003001



LA COUNTY
PLANNING

LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012



20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-003194
CUP RPPL2025003001



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



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Director

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Fifth District

October 27, 2025

TO: Maria Masis
Supervising Regional Planner
Department of Regional Planning

Attention: Steven Mar

FROM: *Lusi Mkhitaryan*
Lusi Mkhitaryan, REHS, MPH
Branch Director, Environmental Protection Branch
Department of Public Health

SUBJECT: **CONDITIONAL USE PERMIT (CUP) REQUEST**
18888 LABIN COURT UNIT 210 ROWLAND HEIGHTS CA 91748
RPPL2025003001

Thank you for the opportunity to review the application for the project mentioned above. The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the addition of foot massage services to an existing beauty salon.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided a water "Will Serve" letter from Rowland Water District dated October 22, 2025. The Will Serve" letter is valid for six (6) months from the date issued.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

According to the most recent property tax bill's direct assessment records, the project site utilizes public sewer infrastructure for wastewater disposal; therefore, the project falls outside the jurisdiction of the Department of Public Health.

For more information, please visit the Consolidated Sewer Maintenance Districts home page at <https://pw.lacounty.gov/sewer/index.cfm> or call (626) 300-3399.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Sections 12.08.390 of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.
2. Operational noise generated from the subject property shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise

controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
<i>Residential</i>	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
<i>Commercial</i>	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
<i>Industrial:</i>	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va
DPH_CLEARED_18888 LABIN COURT UNIT 210 ROWLAND HEIGHTS CA 91748_RPPL2025003001_10.27.2025

P.O. Box 8171
Rowland Heights
California 91748

09/30/2025

Email:
rhccc4RH@gmail.com

President:
Yvette Romo

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

Vice Presidents:
Brandon Macias
Maria Kramer
Kim De la Peza

Recording Secretary:
Denise Jackman

Attn: Mr. Steven Mar
(Senior Regional Planner, Puente Whittier Development Services)

RE: #RPPL2025003001 Vivians Beauty located at 18888 Labin Court Unit
#C210 Rowland Heights, CA. 91748

Treasurer
Linda Kuo

Mr. Mar:

Corresponding
Secretary:
Synde Edwards

Rowland Heights Community Coordinating Council does **NOT OPPOSE** the
CUP application #RPPL202500 3001. The RHCCC after much
consideration does **NOT Oppose** the CUP application of Vivians Beauty located
at 18888 Labin Court Unit #C210, Rowland Heights, CA. 91748.

Thank you for allowing us to consider this permit.

Sincerely,
Rowland Heights Community Coordinating Council
Yvette Romo-President
Rowland Heights Community Coordinating Council
626-253-7446
P.O. Box 8171
Rowland Heights, CA. 91748