

**PROJECT NUMBER**

R2016-002403

HEARING DATE

June 17, 2026

REQUESTED ENTITLEMENT(S)

Tentative Tract Map No. 74574 (RPPL2016004656)

Environmental Assessment No. RPPL2016004659

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Heights Medical Plaza LLC/Kenneth Pang

MAP/EXHIBIT DATE

December 10, 2025

PROJECT OVERVIEW

A subdivision to convert an existing commercial medical building into 15 attached commercial condominium units on a one-acre (43,549 square foot) parcel. The existing 32,637 square-foot, two-story-high building with three subterranean parking levels, 15 medical office spaces, 155 parking stalls, and two Type A Loading Areas will remain, and no modifications are proposed. It is accessible from Colima Road via an almost 32-foot-wide (31 feet and 9 inches) paved private driveway.

LOCATION

19115 & 19117 Colima Road, Rowland Heights

ACCESS

Colima Road

VERY HIGH FIRE HAZARD

No

ASSESSORS PARCEL NUMBER(S)

8761-015-026

SITE AREA

1.0 acre (43,549 square feet)

GENERAL PLAN / LOCAL PLAN

General Plan*

PLANNING AREA

East San Gabriel Valley

SUP DISTRICT

1

LAND USE DESIGNATION

C (Commercial)

ZONE

C-2-BE (Neighborhood Business-Billboard Exclusion) 5,000 Square Feet Lot Area Required

ZONED DISTRICT

Puente

PROPOSED UNITS/LOTS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT[Chapter 22.332](#) (Rowland Heights Community Standards District)**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and the Subdivision Map Act
- Satisfaction with the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - [Chapter 21.40 \(Tentative Tract Maps\)](#)
 - [Section 21.24.380 \(Condominiums and Community Apartment Projects\)](#)
 - Section 22.332 (Rowland Heights Community Standards District)
 - [Section 21.16.015 \(Building Locations and Access Restrictions-Exhibit Map\)](#)
 - [Section 22.20.030 \(Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R zone\)](#)

*The Project application was deemed complete on May 18, 2023, before the adoption of the East San Gabriel Valley Area Plan, which became effective just after May 21, 2024, and is not subject to its requirements.

CASE PLANNER:

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