

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Pearl of the East / Elaine Tong

MAP/EXHIBIT DATE

July 2025

PROJECT OVERVIEW

The applicant, Elaine Tong, 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:

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