



**PROJECT NUMBER**                      **HEARING DATE**  
PRJ2025-003194-(1)                      January 20, 2026  
**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit No. RPPL2025003001

## PROJECT SUMMARY

<b>OWNER / APPLICANT</b> Rowland Ranch Pearl of the East / Elaine Tong	<b>MAP/EXHIBIT DATE</b> July 2025
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### 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).

<b>LOCATION</b> 18888 Labin Court, C210, Rowland Heights		<b>ACCESS</b> via Labin Court	
<b>ASSESSORS PARCEL NUMBER(S)</b> 8761-011-020		<b>SITE AREA</b> 6.0 Acres	
<b>GENERAL PLAN / LOCAL PLAN</b> East San Gabriel Valley Area Plan		<b>ZONED DISTRICT</b> Puente	<b>PLANNING AREA</b> East San Gabriel Valley
<b>LAND USE DESIGNATION</b> CG (General Commercial)		<b>ZONE</b> C-3	
<b>PROPOSED UNITS</b> N/A	<b>MAX DENSITY/UNITS</b> N/A	<b>APPLICABLE STANDARDS DISTRICT</b> 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)

<b>CASE PLANNER:</b> Steve Mar	<b>PHONE NUMBER:</b> (213) 893-7009	<b>E-MAIL ADDRESS:</b> smar@planning.lacounty.gov
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