

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: June 3, 2026

HEARING DATE: June 17, 2026 AGENDA ITEM: 11

PROJECT NUMBER: R2016-002403

PERMIT NUMBER(S): Tentative Tract Map No. 74574 (RPPL2016004656)
("TR74574")

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 19115 & 19117 Colima Road, Rowland Heights

OWNER: Rowland Heights Medical Plaza LLC

APPLICANT: Kenneth Pang

INCLUSIONARY HOUSING
ORDINANCE ("IHO"):

CASE PLANNER: The project is not subject to the IHO.
Michelle Lynch, Principal Planner
mlynch@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 R2016-002403, Tentative Tract Map No. 74574 (RPPL2016004656) ("TR74574"), based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE TRACT MAP NUMBER 74574, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- Tentative Tract Map to convert an existing commercial medical building into 15 commercial condominium units on a one-acre (43,549 square foot) parcel in the C-2-BE (Neighborhood Business - Billboard Exclusion) Zone pursuant to County Code Sections 21.40.010 (Tentative Maps) and 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R zone) ("Project").

B. Project

A subdivision to convert an existing commercial medical building into 15 attached commercial condominium units on a one-acre 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. The Project site is accessible from Colima Road via an almost 32-foot-wide (31 inches and nine feet) paved private driveway located at 19115 and 19117 Colima Road in the unincorporated community of Rowland Heights ("Project Site"). The commercial condominium units range from 1,326 to 2,931 square feet in size. There is a total of 5,680 square feet of landscaped area, which is 3 percent more than the required 10 percent (4,369 square feet) of the total lot area for a total of 13 percent landscaped area. There are eight bicycle parking spaces provided, including four short-term and four long-term bicycle parking spaces. No changes to the existing development are proposed.

The Project application was deemed complete on May 18, 2023, before the effective date of the East San Gabriel Valley Area Plan ("ESGVAP"), effective May 21, 2024. Therefore, the Project is analyzed under the Rowland Heights Community Plan ("Community Plan") and Commercial Zoning in effect at the time the application was deemed complete. The current ESGVAP land use designation changed to General Commercial (CG) from Commercial (C), the zoning changed to MXD (Mixed Use Development) from C-2-BE; and the Rowland Heights Community Standards District ("CSD") has been recategorized under the East San Gabriel Valley Planning Area Standards District ("PASD"). The Project is subject to the CSD in effect at the time the application was deemed complete and not the PASD.

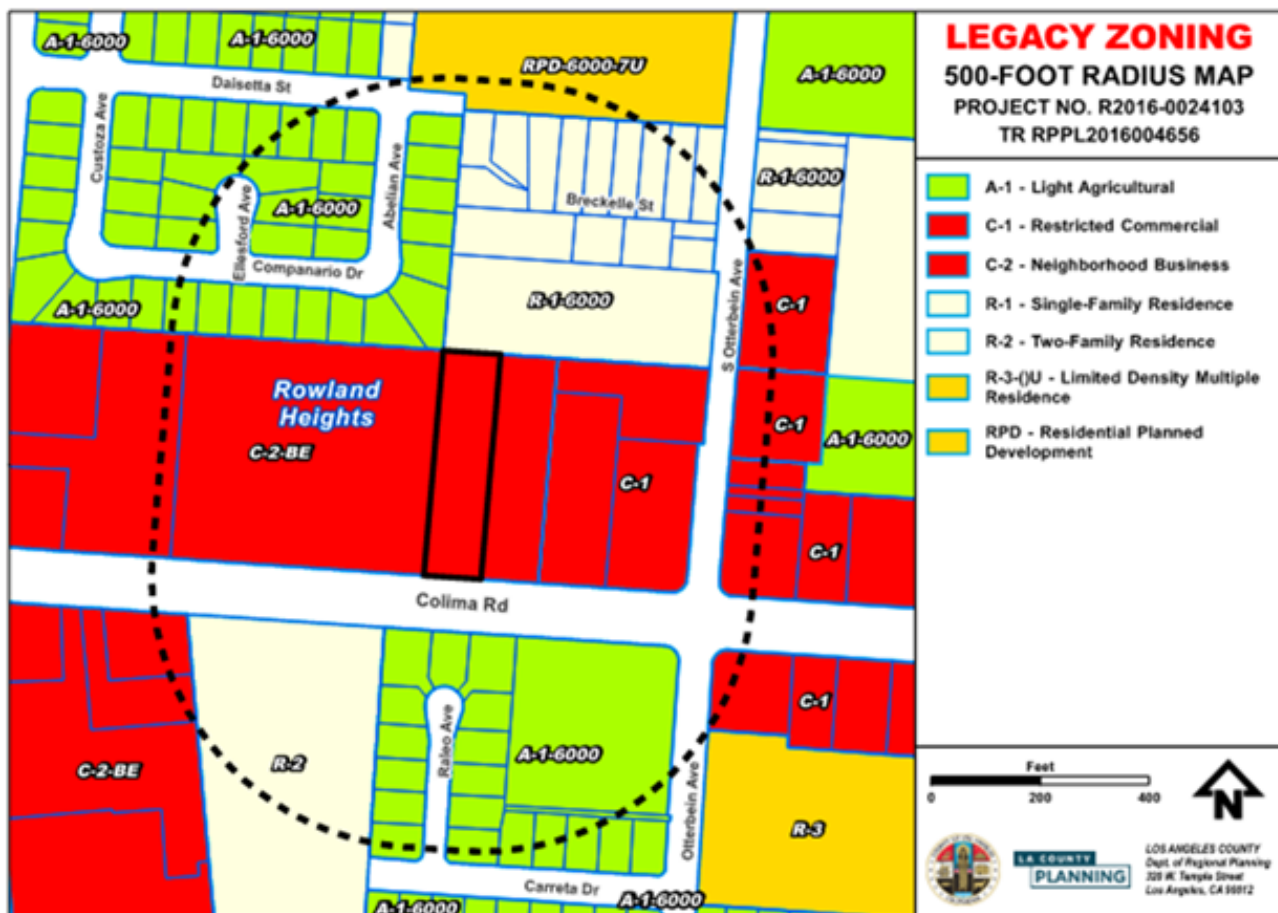
SUBJECT PROPERTY AND SURROUNDINGS

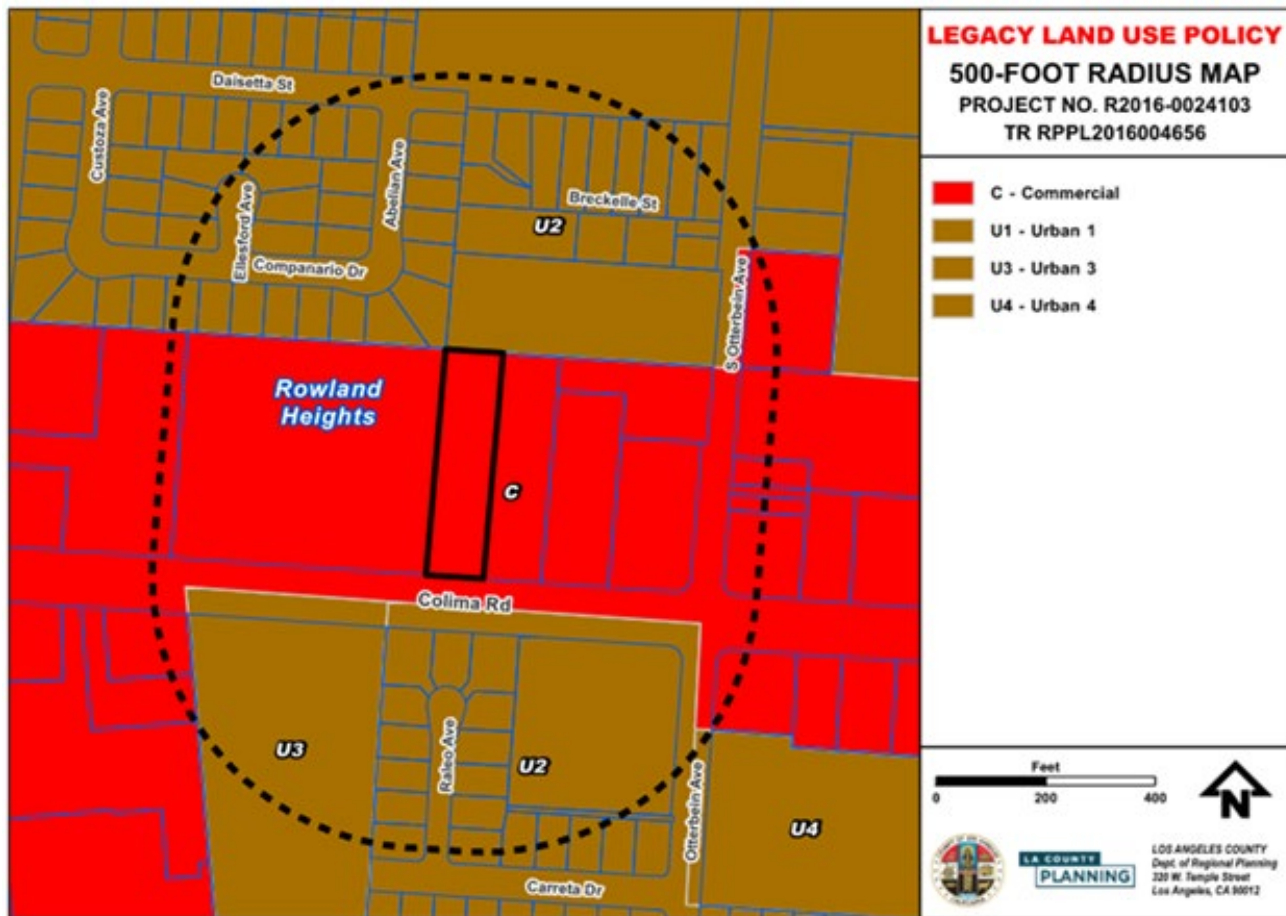
The following chart provides property data within a 500-foot radius:

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	C (Commercial)	C-2-BE	Medical Offices
NORTH	U2 (Urban 2 – 3.3 to 6.0 Dwelling Units Per Gross Acre (du/ac))	R-1-6,000 (Single- Family Residential - 6,000 Square Feet Minimum Lot Area)	Single-Family Residences ("SFRs")

EAST	C	C-2-BE	Commercial, Retail, Restaurants
SOUTH	U2, Urban 3 (U3 6.1 to 12.0 (du/ac))	R-2 (Two-Family Residence), A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area)	SFRs, Multi-family Residences
WEST	C	C-2-BE	Commercial, Retail, Restaurants

*Note: The Project application was deemed complete on May 18, 2023, before the adoption of the ESGVAP, which became effective on May 21, 2024; therefore, the Project is not subject to the ESGVAP.





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
20240030z	MXD (Mixed Use Development)	May 21, 2024
12143	C-2-BE (Neighborhood Business)	May 5, 1980
10877p	Puente District created	April 9, 1974
10634	C-2 (Neighborhood Business)	December 26, 1972
5122	C-1 (Restricted Business)	May 25, 1948
1494_1	Zone Classification Established, C-1	September 12, 1927

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Site Plan Review ("SPR") RPPL2022011691	Tenant Improvement of Medical Offices	October 31, 2022
SPR RPPL2022005301	Monument Sign	July 29, 2022
SPR RPPL2021007675	Master Sign program for Medical Offices	October 6, 2021
SPR RPPL2020000461	Tenant Improvement for the medical offices	March 3, 2020
Zoning Conformance Review ("ZCR") RPPL2019004110	Relocation of bike parking spaces	July 11, 2019
ZCR RPPL2018006727	Additional parking space and relocation of the electrical room	December 27, 2018
ZCR RPPL2018003672	Tenant Improvements for Suites B003 , B004, 102, 104, 105, 107, 202, 204, 205, and 206A	September 18, 2018
SPR RPPL2018000931	Tenant improvements for new medical offices	May 16, 2018
SPR RPP-201300615	New Medical Office Building	August 25, 2014

C. Violations

None.

ANALYSIS**A. Land Use Compatibility**

The Project Site is a one-acre parcel with an existing commercial medical building. The parcel is located with the C land use designation of the Rowland Heights Community Plan, a component of the General Plan. The Project is not required, per the Subdivision Map Act, to be consistent with the General Plan.

B. Neighborhood Impact (Need/Convenience Assessment)

The medical office building has existed on the Project Site since 2019. The continued medical office use at the Project Site will continue to serve the community for their medical needs. Surrounding land uses consist primarily of commercial and retail uses, particularly along Colima Road. The Project Site is surrounded by SFRs to the north and across Colima Road to the south. The property is buffered from the adjoining residential uses by a north side perimeter wall, the parking lot, and landscaped areas. The building is situated closer to the commercial corridor along Colima Road.

C. Design Compatibility

The Project does not request any proposed grading, alterations to the existing building or an expansion of the use. The lot area, width, frontage, access, and all required development standards are in compliance with County Code 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) and Chapter 22.332.070 (Rowland Heights CSD). The Project is a conversion of an existing medical office building into commercial condominiums. The condominium requirements for a common five-foot pedestrian walkway and four-foot minimum landscaped areas along the common walkway and curb are in compliance of County Code Section 21.24.380 (Condominiums and Community Apartment Projects) as the Project provides five-foot walkways and six-foot landscaped areas along the walkways. The design of the existing building and lot is compatible with the surrounding built environment.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

HOUSING ACCOUNTABILITY ("HAA") AND HOUSING CRISIS ("SB330") ACTS

The HAA does not apply to this Project as this is a conversion project of an existing commercial use. This Project is not a housing development project and does not have a limit on the number of hearings.

SUBDIVISION AND 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 California Government Code Section 66474 (Tentative Maps). The Burden of Proof with the 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, Existing Facilities and Class 15, Minor Land Divisions), under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project qualifies for a Class 1-Existing Facilities because the Project consists of the conversion of an existing commercial building into commercial condominiums with no new physical development or expansion. No changes are proposed.

The Project also qualifies as a Class 15-Minor Land Division, categorical exemption under State CEQA Guidelines Section 15315, because it involves a subdivision to create four or fewer parcels. The parcel was also not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

The Project Site fronts a public street and will be served by existing infrastructure, including public water and sewer. The Project Site does not contain any sensitive natural resources or other natural features as indicated for Class 15 exemptions.

The Project consists of the conversion of an existing building into condominiums within an established community; therefore, the project does not propose activity that will have a significant effect on the environment due to unusual circumstances or locational exceptions. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. The project is also not located near a scenic highway, and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, nor result in cumulative impacts. Therefore, there are no exceptions to the exemptions, and the Project is categorically exempt.

Therefore, staff recommends that the Regional Planning Commission 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

The LA County Subdivision Committee consists of representatives from LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated December 10, 2025, the Subdivision Committee cleared the Project for public hearing.

B. Other Agency Comments and Recommendations

Staff have not received any comments at the time of report preparation.

C. Public Comments

On March 31, 2026, the Rowland Heights Coordinating Council provided a letter stating that they do not oppose the current office building from being subdivided into commercial condominium units.

Report

Reviewed By:



Joshua Huntington, 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	Photos
EXHIBIT I	Public Comments

RELEASED

REVISIONS

PROJECT LOCATION:
19115-19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

DRAWN:
CHECKED:
DATE:
JOB NO.:
SCALE:
FILE NAME:

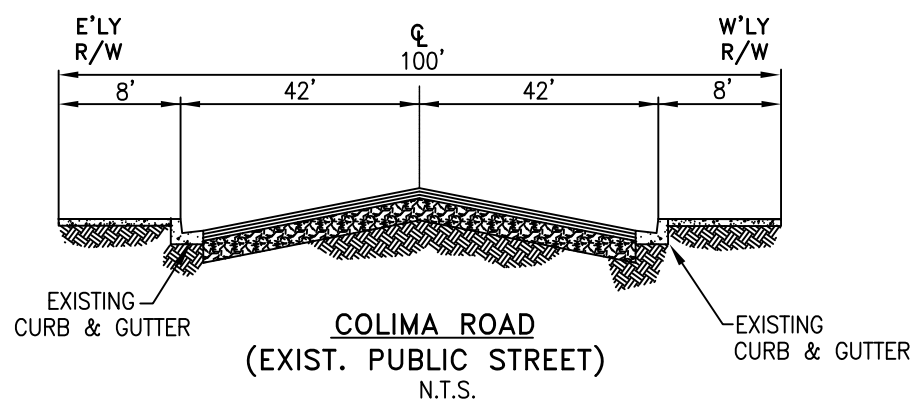
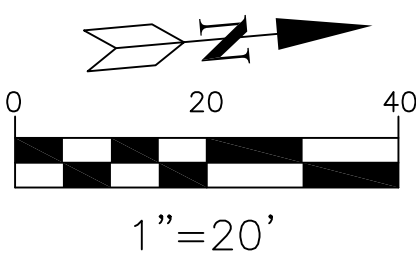
MAJOR LAND DIVISION
TENTATIVE TRACT MAP NUMBER 74574
(FOR CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

A PORTION OF LOT 26 OF FORSTER AND ROWLAND TRACT, IN THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17,
PAGE 165, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 8761-015-026

EXISTING EASEMENTS:

- ① 10' WIDE EASEMENT FOR INGRESS AND EGRESS PER INST. NO. 97-714494 TO REMAIN
② 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED ON APRIL 3, 1958, AS INST. NO. 3072 AND BOOK D-62, PAGE 564 OF O.R. TO REMAIN
③ 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED ON APRIL 30, 1986, AS INST. NO. 86-531907 OF O.R. TO REMAIN
④ EASEMENT FOR PUBLIC UTILITIES, RECORDED ON FEBRUARY 21, 1992, AS INST. NO. 92-292114 OF O.R. TO REMAIN
⑤ EASEMENT FOR PUBLIC UTILITIES, RECORDED ON NOVEMBER 3, 2017, AS INST. NO. 20171266914 OF O.R. TO REMAIN

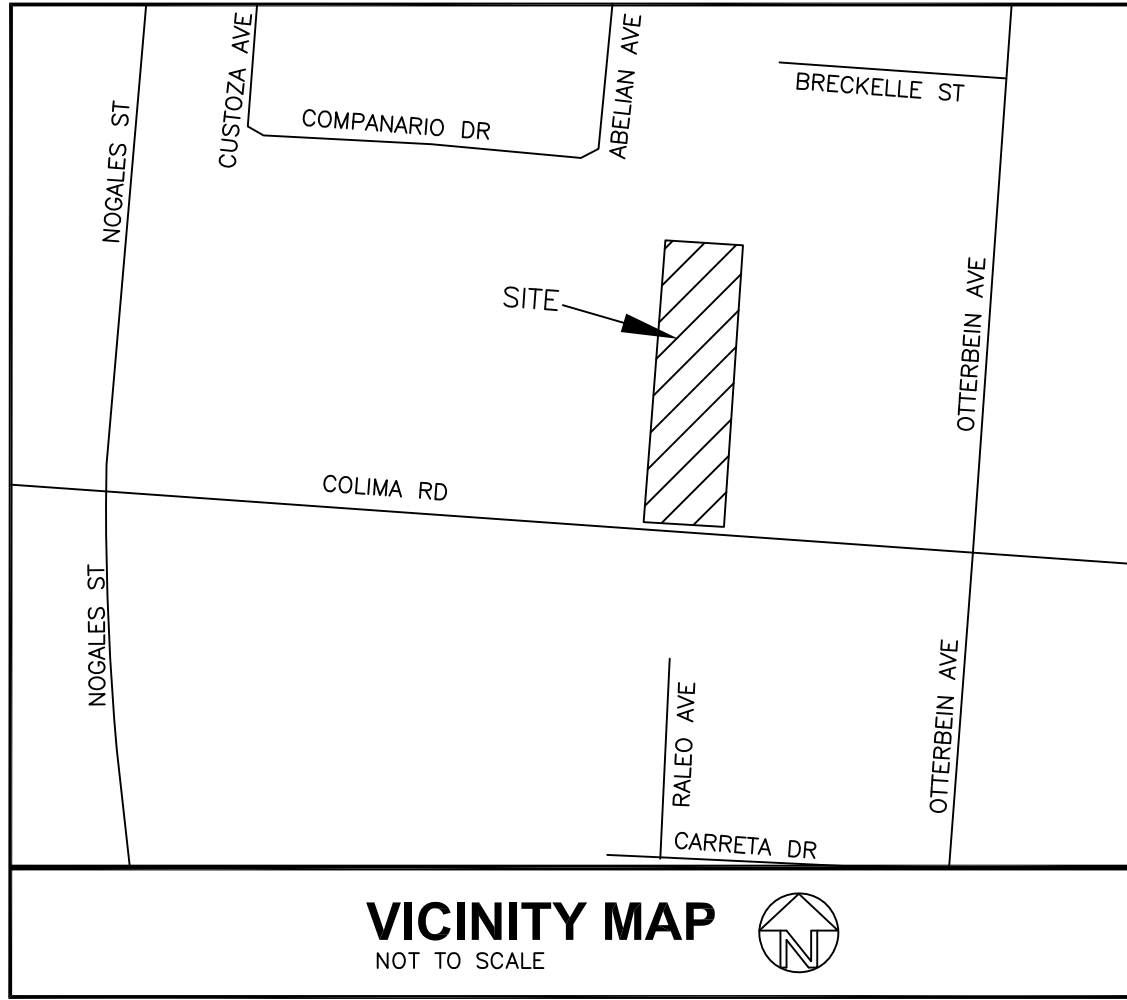


LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
TENTATIVE MAP TR74574
12.10.25

ABBREVIATIONS/LEGEND:

- CBW : CONC. BLOCK WALL
C&G : CURB AND GUTTER
D/A : DRIVEWAY APPROACH
DWY : DRIVEWAY
EX : EXISTING
FF : FINISH FLOOR
FL : FLOW LINE
FS : FINISHED SURFACE
GM : GAS METER
HP : HIGH POINT
- P/L : PROPERTY LINE
PP : POWER POLE
S/D : STORM DRAIN
S/W : SIDEWALK
TC : TOP OF CURB
WF : WOODEN FENCE
W/M : WATER METER
⊙ : STORM DRAIN MANHOLE
⊙ : SEWER MANHOLE
⊙ : WATER VALVE
⊙ : FIRE HYDRANT
— : EX. PROPERTY LINE

- ⊙ : EDISON PULL BOX
⊙ : STREET LIGHT BOX
⊙ : EXISTING ELEV.
⊙ : EXISTING CONTOUR LINE
⊙ : WATER LINE
⊙ : STREET LIGHT
⊙ : WF / WOOD FENCE
⊙ : CF / CHAIN LINK FENCE
⊙ : EXISTING TREE



OWNER:
ROWLAND HEIGHTS MEDICAL PLAZA LLC
19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

ENGINEER:
CALLAND ENGINEERING, INC.
576 E. LAMBERT RD.
BREA, CA 92821
TEL: (714) 671-1050
EMAIL: JASON@CALLANDENG.COM

BENCHMARK:
BENCHMARK NO. G 4752

DPW BM TAG IN W CB 1FT N/O BCR @ NW COR
OTTERBEIN AVE & COLIMA RD
ELEVATION: 509.077'

UNIT USAGE SUMMARY:

UNIT	USAGE
UNIT B003	MEDICAL OFFICE
UNIT B004	MEDICAL OFFICE
UNIT B005	MEDICAL OFFICE
UNIT B006	MEDICAL OFFICE
UNIT B007	MEDICAL OFFICE
UNIT 102	MEDICAL OFFICE
UNIT 103	MEDICAL OFFICE
UNIT 104	MEDICAL OFFICE
UNIT 105	MEDICAL OFFICE
UNIT 107	MEDICAL OFFICE
UNIT 202	MEDICAL OFFICE
UNIT 203	MEDICAL OFFICE
UNIT 204	MEDICAL OFFICE
UNIT 205	MEDICAL OFFICE
UNIT 206	MEDICAL OFFICE

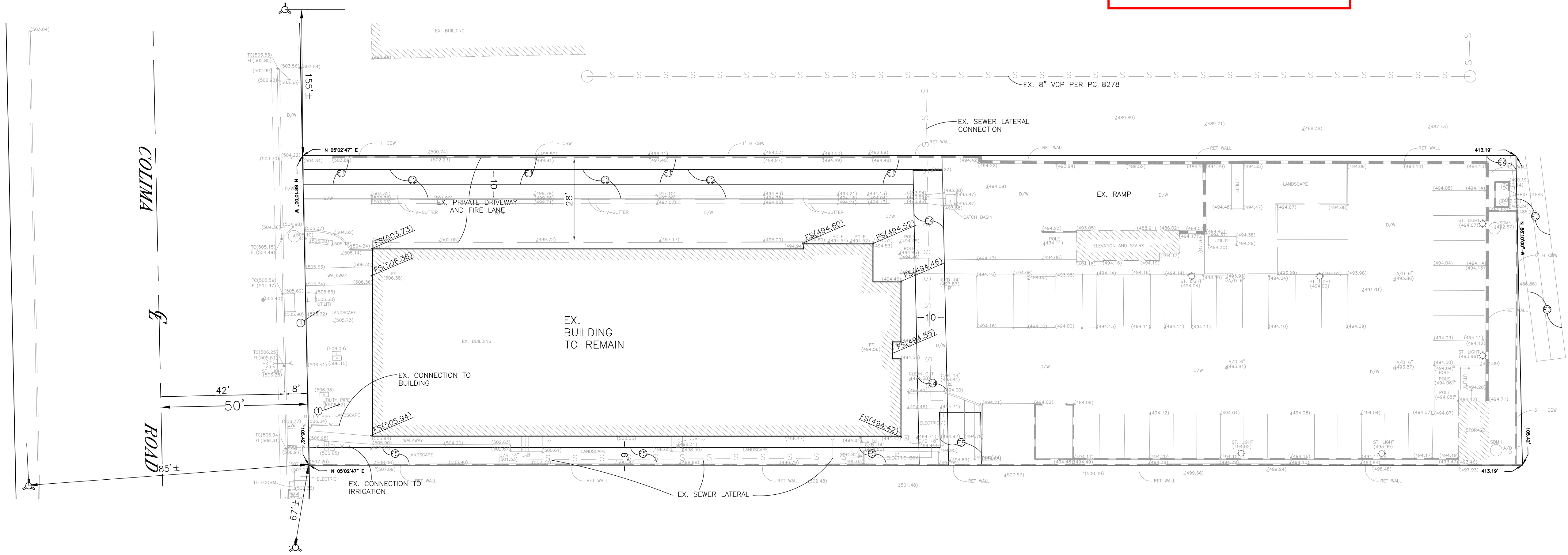
UTILITIES:
WATER - WALNUT VALLEY WATER DIST. (562-964-6551)
SEWER - EAST YARD (626-300-3399)
GAS - SOUTHERN CALIFORNIA GAS CO. (1-800-427-2200)
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO. (1-800-409-2365)
TELEPHONE - AT&T (877-839-5132)
SCHOOL - ROWLAND UNIFIED SCHOOL DISTRICT
FIRE - FIRE STA LACO 145 (626-854-3486)
SHERIFF - WALNUT/DIAMOND BAR SHERIFF DEPT. (909-595-2264)

PROJECT INFORMATION:

APN#: 8761-015-026
EXISTING ZONE : C-2-BE
EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: COMMERCIAL
LOT SIZE : 0.9997 ACRES (43,549 S.F.)
EXISTING LOT: 1
PROPOSED LOT: 1
PROJECT DESCRIPTION: 15-UNIT CONDOMINIUM CONVERSION

ALL EXISTING UTILITIES TO BE FIELD-VERIFIED IF NECESSARY

NOTE:
ALL EXISTING FACILITIES, PAVING,
UTILITIES, AND APPURTENANCES TO BE
KEPT IN-PLACE



EXISTING UTILITIES INFORMATION SHOWN HEREON ARE
BASED ON RECORD DOCUMENTS.

JACK C. S. LEE
REGISTERED PROFESSIONAL ENGINEER
40870
Exp. 3-31-27
CIVIL
STATE OF CALIFORNIA

OWNER:

ROWLAND HEIGHTS MEDICAL PLAZA LLC
19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

ENGINEER:

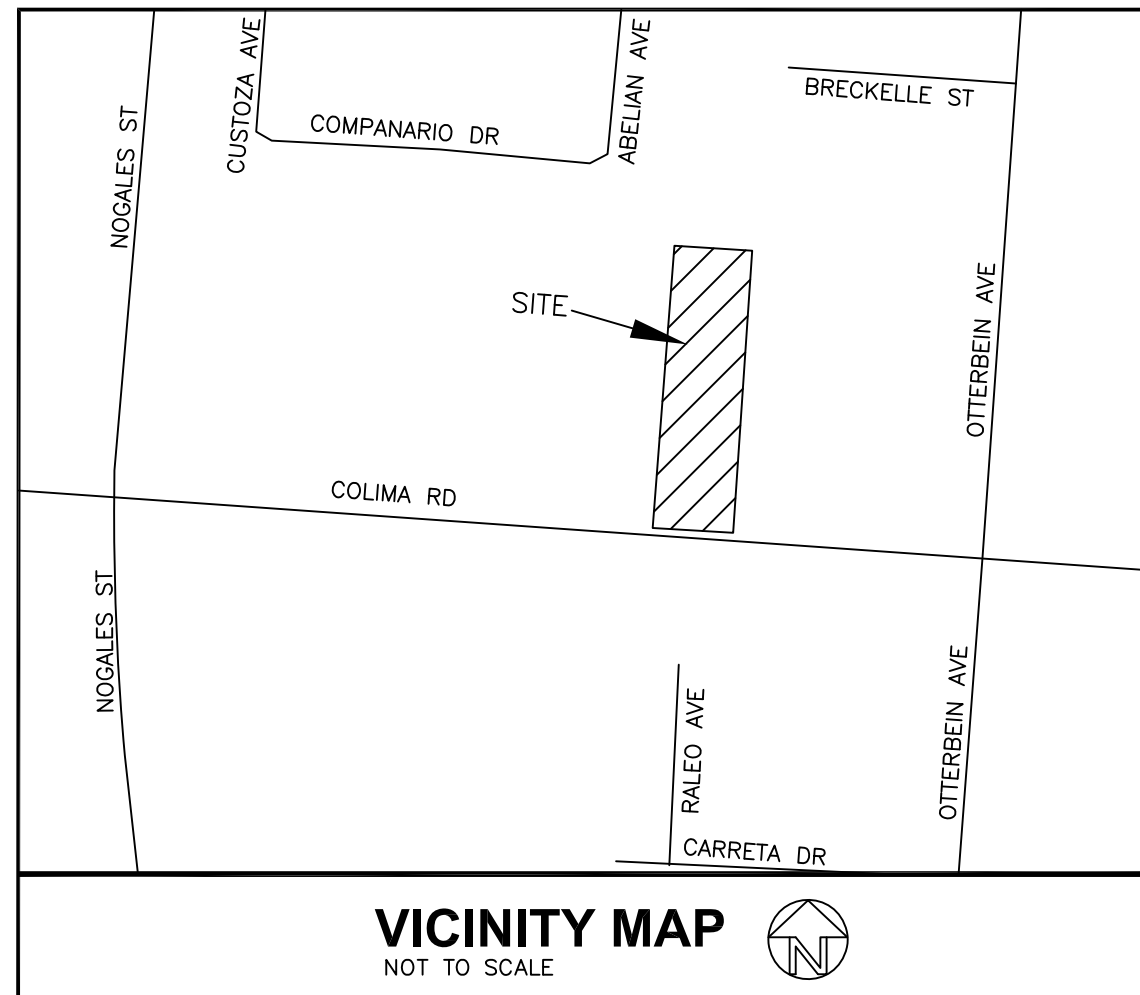
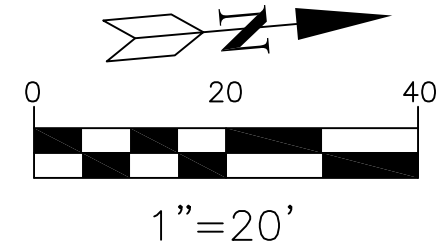
CALLAND ENGINEERING, INC.
576 E. LAMBERT RD.
BREA, CA 92821
TEL: (714) 671-1050
EMAIL: JASON@CALLANDENG.COM

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EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: COMMERCIAL
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LOS ANGELES DEPARTMENT OF
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EXHIBIT MAP TR74574
12.10.25

MAJOR LAND DIVISION
TENTATIVE TRACT MAP NUMBER 74574
(FOR CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
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EXHIBIT MAP



LEGAL DESCRIPTION:

A PORTION OF LOT 26 OF FORSTER AND ROWLAND TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 165, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 8761-015-026

PARKING SUMMARY

PARKING REQUIRED - 1 STALL PER 250 SF. PER MEDICAL OFFICE UNIT

UNIT B003 - 1,574 SF. / 250 = 7 STALLS REQ.
UNIT B004 - 1,326 SF. / 250 = 6 STALLS REQ.
UNIT B005 - 1,384 SF. / 250 = 6 STALLS REQ.
UNIT B006 - 1,384 SF. / 250 = 6 STALLS REQ.
UNIT B007 - 3,179 SF. / 250 = 13 STALLS REQ.

UNIT 102 - 1,532 SF. / 250 = 7 STALLS REQ.
UNIT 103 - 1,429 SF. / 250 = 6 STALLS REQ.
UNIT 104 - 1,429 SF. / 250 = 6 STALLS REQ.
UNIT 105 - 1,429 SF. / 250 = 6 STALLS REQ.
UNIT 107 - 2,466 SF. / 250 = 10 STALLS REQ.

UNIT 202 - 1,740 SF. / 250 = 7 STALLS REQ.
UNIT 203 - 1,431 SF. / 250 = 6 STALLS REQ.
UNIT 204 - 1,431 SF. / 250 = 6 STALLS REQ.
UNIT 205 - 1,431 SF. / 250 = 6 STALLS REQ.
UNIT 206 - 2,931 SF. / 250 = 12 STALLS REQ.

TOTAL OF 110 STALLS REQUIRED

PARKING PROVIDED:

GROUND LEVEL
STANDARD STALLS- 7
COMPACT STALLS- 13
CLEAR AIR STALLS- 8
TYPE A LOADING - 2
ACCESSIBLE STALLS- 6
TOTAL 36

BASEMENT 1
STANDARD STALLS- 21
COMPACT STALLS- 13
CLEAR AIR STALLS- 3
TOTAL 37

BASEMENT 2
STANDARD STALLS- 22
COMPACT STALLS- 15
CLEAR AIR STALLS- 3
TOTAL 40

BASEMENT 3
STANDARD STALLS- 23
COMPACT STALLS- 17
CLEAR AIR STALLS- 2
TOTAL 42

TOTAL PARKING:
STANDARD STALLS- 73
COMPACT STALLS- 58
CLEAR AIR STALLS- 16
TYPE A LOADING- 2

TOTAL STALLS: 149
(PLUS 6 ACCESSIBLE STALLS) = 155 STALLS

MIN. NUMBER OF ACCESSIBLE STALLS REQ. 101-150 (5) STANDARD
& (1) VAN ACCESSIBLE STALL. TOTAL OF 6 ACCESSIBLE STALLS.
(5) STANDARD ACCESSIBLE STALLS PROVIDED
(1) VAN ACCESSIBLE STALL PROVIDED

LOW EMISSIONS PRIORITY (CLEAN AIR STALL)
(10% REQ. PER CAL GREEN AS 106.5.1.1)
154 STALLS X 10% = 16 STALLS REQ.
16 STALLS PROVIDED

COMPACT STALLS 40% ALLOWED
154 STALLS X 40% = 61 STALLS ALLOWED
58 COMPACT STALLS PROVIDED

(2) TYPE A LOADING STALLS PROVIDED

BIKE PARKING

SHORT TERM BIKE PARKING: REQUIRED (32,637 / 8,000): 4
SHORT TERM BIKE PARKING PROVIDED: 4

LONG TERM BIKE PARKING: REQUIRED (32,637 / 8,000): 4
LONG TERM BIKE PARKING PROVIDED: 4

LANDSCAPING & OPEN SPACE CALCULATION

LANDSCAPING / OPEN SPACE REQUIRED (10% OF LOT AREA)

LOT AREA: 43,688 SF. X 10% = 4,369 SF. REQ.

L.S. AREA 1- 3,348
L.S. AREA 2- 1,254
L.S. AREA 3- 1,078

TOTAL LANDSCAPE PROVIDED = 5,680 SF.

CALLAND ENGINEERING, INC.
dba @UARTECH CONSULTANTS

576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
19115-19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

DRAWN: JYL/PS

CHECKED:

DATE: 11/26/2025

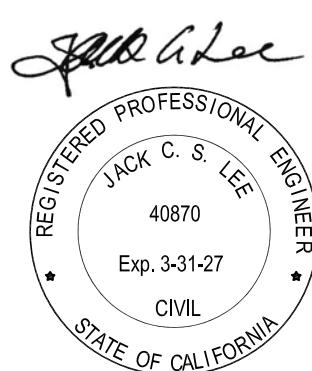
JOB NO.: 19-019-043

SCALE: 1"=10'

FILE NAME:

A-1

SHEET 1 OF 2 SH.



PERMIT SET, NOT FOR CONSTRUCTION BID

OWNER:
ROWLAND HEIGHTS MEDICAL PLAZA LLC
19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

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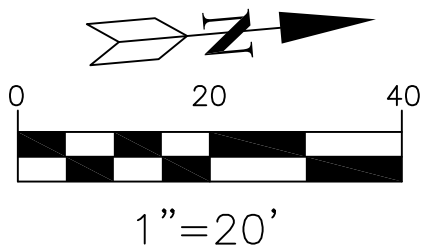
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TELEPHONE - AT&T (877-839-5132)
SCHOOL - ROWLAND UNIFIED SCHOOL DISTRICT
FIRE - FIRE STA LACO 145 (626-854-3486)
SHERIFF - WALNUT/DIAMOND BAR SHERIFF DEPT. (909-595-2264)

UNIT FLOOR AREA SUMMARY:

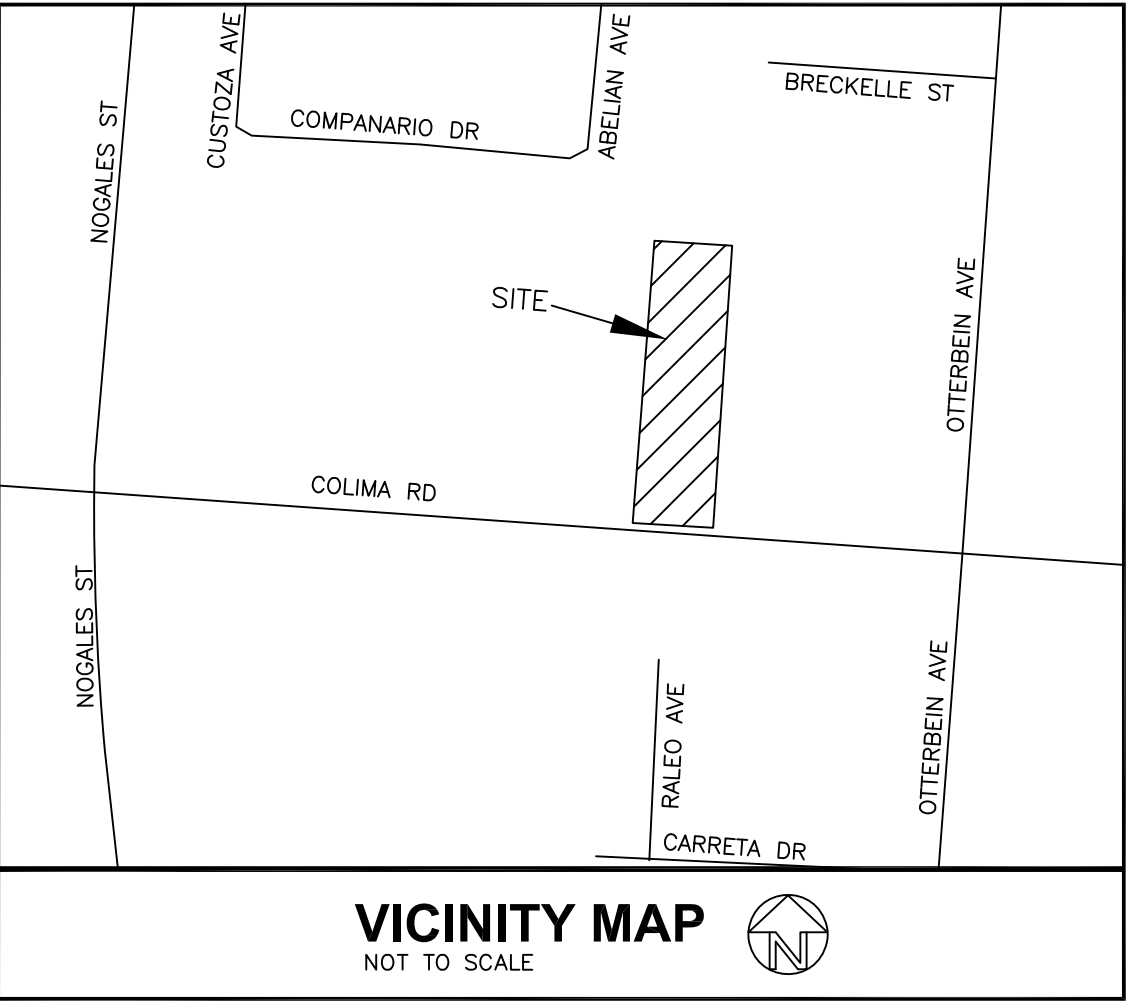
UNIT	FLOOR AREA (NET)
UNIT B003	1574 SF
UNIT B004	1326 SF
UNIT B005	1384 SF
UNIT B006	1384 SF
UNIT B007	3179 SF
UNIT 102	1532 SF
UNIT 103	1429 SF
UNIT 104	1429 SF
UNIT 105	1429 SF
UNIT 107	2466 SF
UNIT 202	1740 SF
UNIT 203	1431 SF
UNIT 204	1431 SF
UNIT 205	1431 SF
UNIT 206	2931 SF

FLOOR AREAS INDICATED ARE AS PER ARCHITECTURAL PLANS

MAJOR LAND DIVISION
TENTATIVE TRACT MAP NUMBER 74574
(FOR CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT MAP



LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
EXHIBIT MAP TR74574
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UNIT 105 - 1,429 SF. / 250 = 6 STALLS REQ.
UNIT 107 - 2,466 SF. / 250 = 10 STALLS REQ.

UNIT 202 - 1,740 SF. / 250 = 7 STALLS REQ.
UNIT 203 - 1,431 SF. / 250 = 6 STALLS REQ.
UNIT 204 - 1,431 SF. / 250 = 6 STALLS REQ.
UNIT 205 - 1,431 SF. / 250 = 6 STALLS REQ.
UNIT 206 - 2,931 SF. / 250 = 12 STALLS REQ.

TOTAL OF 110 STALLS REQUIRED

PARKING PROVIDED :

GROUND LEVEL
STANDARD STALLS- 7
COMPACT STALLS- 13
CLEAR AIR STALLS- 8
TYPE A LOADING - 2
ACCESSIBLE STALLS- 6
TOTAL 36

MIN. NUMBER OF ACCESSIBLE STALLS REQ. 101-150 (5) STANDARD & (1) VAN ACCESSIBLE STALL. TOTAL OF 6 ACCESSIBLE STALLS.
(5) STANDARD ACCESSIBLE STALLS PROVIDED
(1) VAN ACCESSIBLE STALL PROVIDED

LOW EMISSIONS PRIORITY (CLEAN AIR STALL)
(10% REQ. PER CAL GREEN AS 106.5.1.1)
154 STALLS X 10% = 16 STALLS REQ.
16 STALLS PROVIDED

COMPACT STALLS 40% ALLOWED
154 STALLS X 40% = 61 STALLS ALLOWED
58 COMPACT STALLS PROVIDED

(2) TYPE A LOADING STALLS PROVIDED

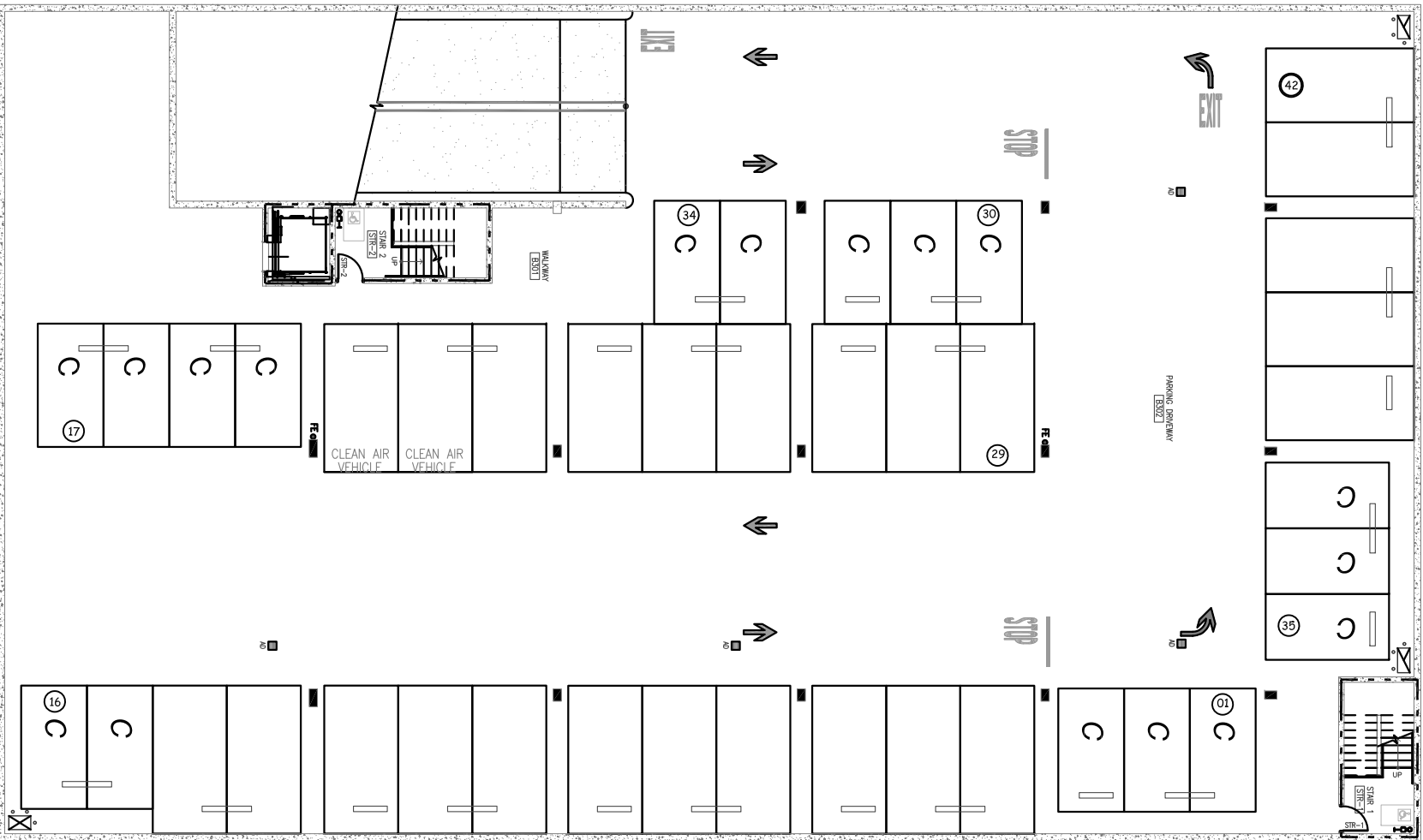
BIKE PARKING

SHORT TERM BIKE PARKING REQUIRED (32,637 / 8,000): 4
SHORT TERM BIKE PARKING PROVIDED: 4

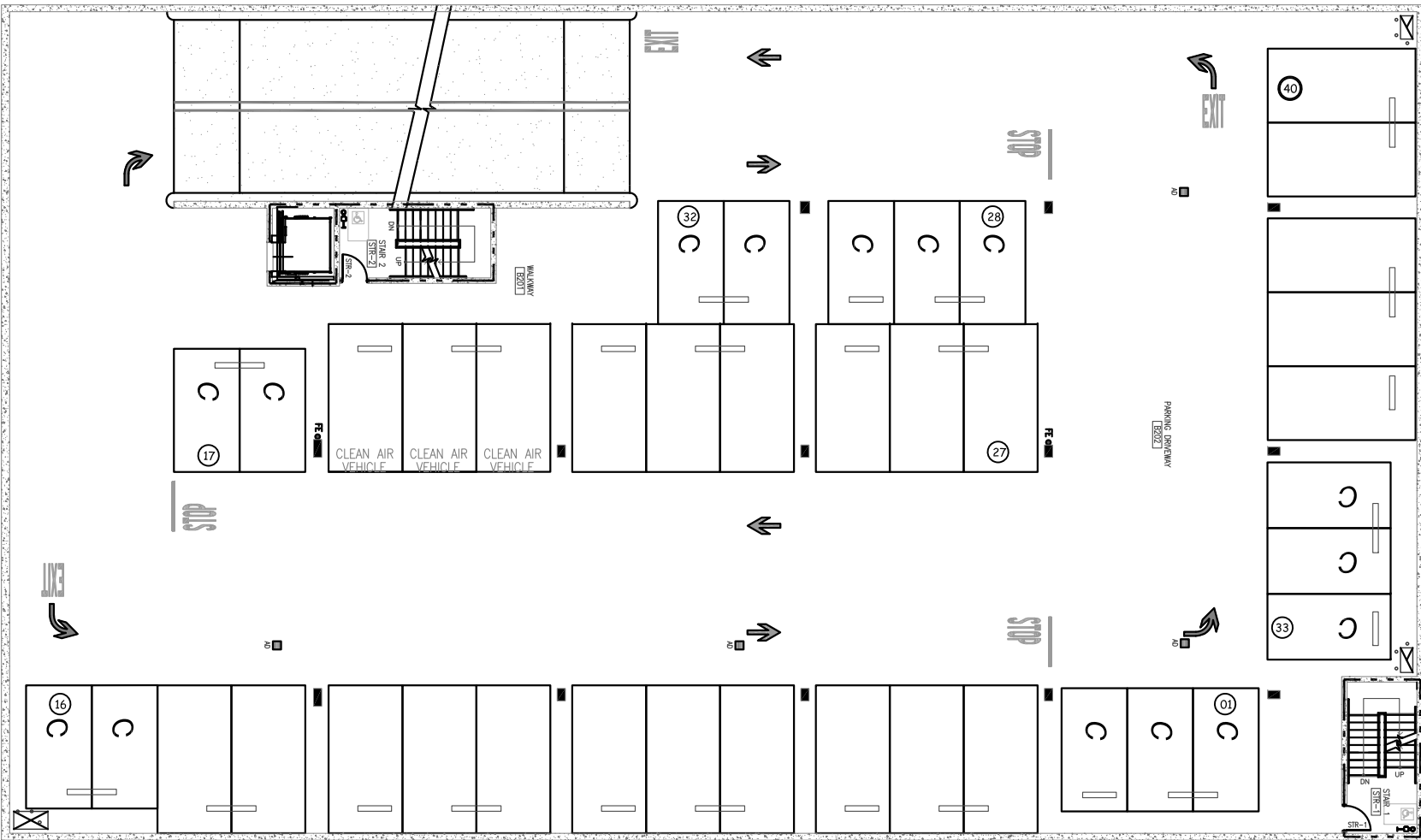
LONG TERM BIKE PARKING REQUIRED (32,637 / 8,000): 4
LONG TERM BIKE PARKING PROVIDED: 4

TOTAL PARKING:
STANDARD STALLS- 73
COMPACT STALLS- 58
CLEAR AIR STALLS- 16
TYPE A LOADING - 2

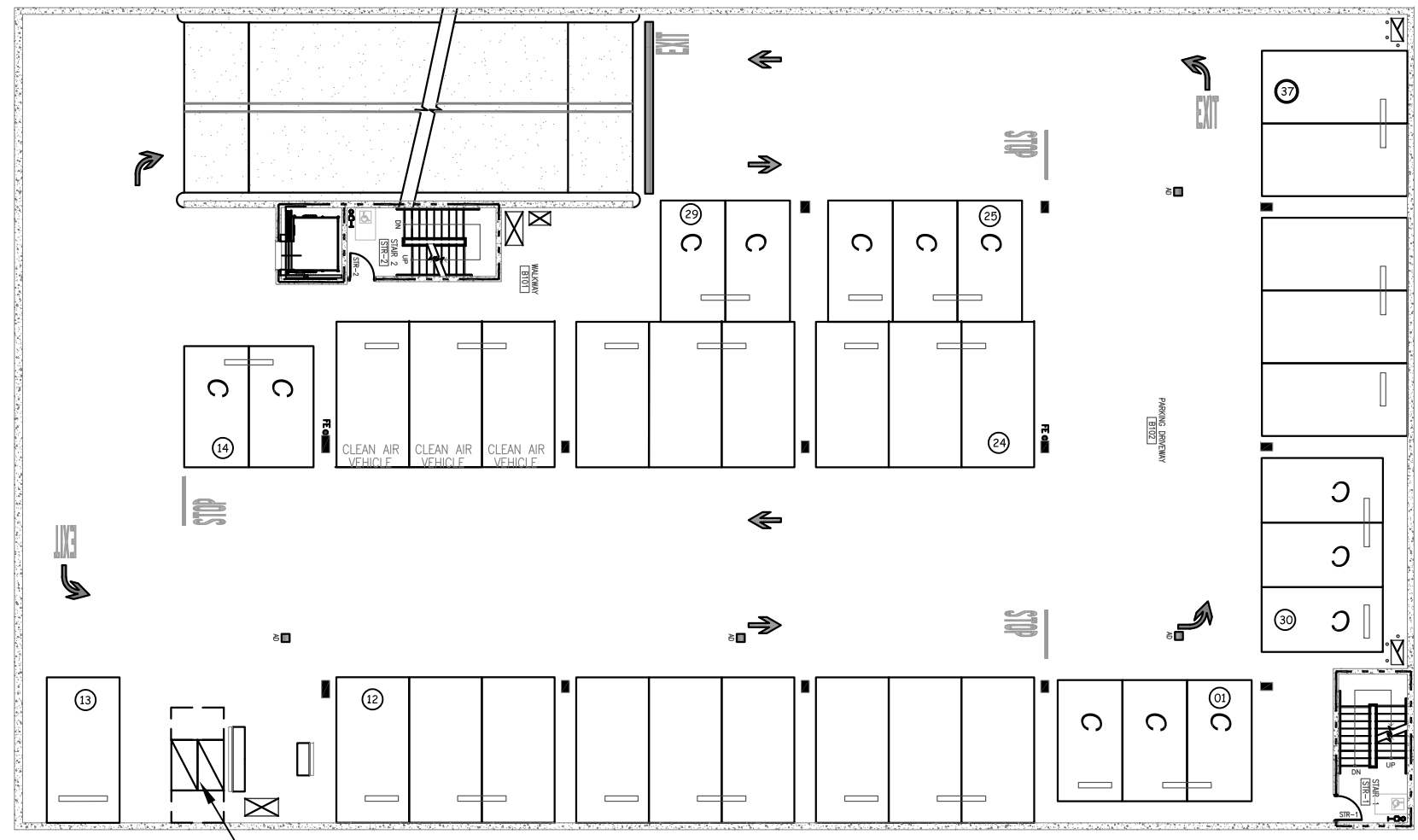
TOTAL STALLS: 149
(PLUS 6 ACCESSIBLE STALLS) = 155 STALLS



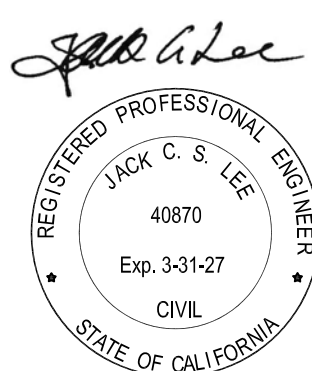
BASEMENT LEVEL 3 PARKING



BASEMENT LEVEL 2 PARKING



BASEMENT LEVEL 1 PARKING



CALLAND ENGINEERING, INC.
dba @UARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
19115-19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

DRAWN: JYL/PS

CHECKED:

DATE: 11/26/2025

JOB NO.: 19-019-043

SCALE: 1"=10'

FILE NAME:

A-2

SHEET 2 OF 2 SH.

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 an approximately 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

Rowland Heights Community Plan

PLANNING AREA

East San Gabriel Valley

SUP DISTRICT

1

LAND USE DESIGNATION

C (Commercial)

ZONEC-2-BE (Neighborhood
Business-Billboard
Exclusion)**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:

Michelle Lynch, Principal Planner

PHONE NUMBER:

(213) 893 - 7005

E-MAIL ADDRESS:mlynch@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. R2016-002403
TENTATIVE TRACT MAP NO. 74574 (RPPL2016004656)

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on June 17, 2026, in the matter of Project No. **R2016-002403**, consisting of Tentative Tract Map No. 74574 (RPPL2016004656) (“TR74574”).
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The applicant, Kenneth Pang ("applicant"), requests TR74574 to authorize the conversion of an existing commercial medical building into 15 attached commercial condominium units on an approximately one-acre parcel (“Project”) on a property located at 19915 & 19917 Colima Road in the unincorporated community of Rowland Heights ("Project Site") pursuant to County Code Chapter 21.40 (Tentative Maps) and Section 21.24.380 (Condominiums and Community Apartment Projects).
4. **ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest (“applicant”) shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
5. **PREVIOUS ENTITLEMENTS.** According to records, the medical office building has existed on the Project Site since 2019. Tenant improvements were recorded under several ministerial site plan reviews, as listed in the table below.

Site Plan Review (“SPR”) RPPL2022011691	Tenant Improvement of Medical Offices	October 31, 2022
SPR RPPL2022005301	Monument Sign	July 29, 2022
SPR RPPL2021007675	Master Sign Program for Medical Offices	October 6, 2021
SPR RPPL2020000461	Tenant Improvements for the medical offices	March 3, 2020
Zoning Conformance Review (“ZCR”) RPPL2019004110	Relocation of bike parking spaces	July 11, 2019
ZCR RPPL2018006727	Additional parking space and relocation of the electrical room	December 27, 2018

6. **LAND USE DESIGNATION.** The Project Site is located within the General Commercial (“C”) land use category of the Rowland Heights Community Plan

(Community Plan”), a component of the General Plan. The Project application was deemed complete on May 18, 2023, before the effective date of the East San Gabriel Valley Area Plan (“ESGVAP”), which took effect on May 21, 2024. Therefore, the Project is analyzed under the Rowland Heights Community Plan, and Zoning in effect at the time the application was deemed complete.

7. **ZONING.** The Project Site is located in the Puente Zoned District, which is currently zoned MXD (Mixed Use Development), within the East San Gabriel Valley Planning Area Standards District (“PASD”) and the Rowland Heights Community Standards District (“CSD”). However, the Project was deemed complete before the adoption of the ESGVAP and was therefore subject to the Commercial zoning and previous CSD requirements in effect at the time. Therefore, the Project was reviewed under the prior C-2-BE (Neighborhood Business - Billboard Exclusion) zoning pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

8. **SURROUNDING LAND USES AND ZONING.**

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	U2 (Urban 2 – 3.3 to 6.0 Dwelling Units Per Gross Acre (du/ac))	R-1-6,000 (Single-Family Residential - 6,000 Square Feet Minimum Required Lot Area)	Single-Family Residences (“SFRs”)
EAST	C	C-2-BE	Commercial, Retail, Restaurants
SOUTH	U2, Urban 3 (U3 6.1 to 12.0 (du/ac))	R-2 (Two-Family Residence), A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area)	SFRs, Multi-family Residences
WEST	C	C-2-BE	Commercial, Retail, Restaurants

9. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is one acre (43, 549 square feet) in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a 32,637 square-foot two-story building with 15 office spaces along with three subterranean parking levels, 155 parking stalls, and two Type A Loading areas.

B. Site Access

The Project Site is accessible via Colima Road, a 100-foot-wide Major Highway as designated on the County Master Plan of Highways to the south. Primary access to the Project Site will be via an entrance/exit on Colima Road. The Project provides a six-foot-wide walkway throughout the Project Site, providing direct access to all units.

C. Tentative Map and Exhibit Maps

The Tentative Tract Map dated December 10, 2025, depicts the Project Site with the existing commercial medical office building that will remain in place. A 31-foot-9-inch private driveway and fire lane will provide vehicle access to the subterranean parking and building.

The Exhibit Map dated December 10, 2025, depicts the building and parking layout. There are 15 units that range from 1,326 square feet to 3,179 square feet in size. All units are accessible via an internal corridor for each of the three floors, which include the basement, first floor, and second floor. There are 155 parking stalls, four short-term and four long-term bicycle parking spaces on the same two floors as the medical office units, plus three subterranean levels with additional parking.

D. Parking

The Project provides a total of 155 parking spaces, including 73 standard parking spaces, 58 compact parking spaces, 16 clean air parking spaces, and six accessible parking stalls. All parking spaces are for the tenants and customers. Compact parking spaces do not exceed the maximum of 40 percent of the total parking required. A total of 110 parking spaces is required. Access to the parking is from Colima Road along the private driveway and fire lane to the five levels for parking. Two levels are ground level and on the first floor, and the remaining parking spaces are accessible via the subterranean garage.

E. Internal Circulation

Internal circulation and access to the Project will be provided by a private driveway and fire lane system with a paved width of 31 feet 9 inches. The internal circulation system is a two-way drive lane within the building.

F. Condominium Project

This Project is for commercial condominiums with a common walkway of five feet in width with an adjoining landscaped strip. A minimum of four feet in width shall connect all main building entrances, the on-site parking facilities, and sidewalks fronting the Project Site. A five-foot-wide walkway and a six-foot-wide landscaped strip are accessible via Colima Road and the east side of the building.

10. **CEQA DETERMINATION.** Prior to the Commission's public hearing on the Project, LA County Department of Regional Planning ("LA County Planning") Staff determined that this project qualifies for a Categorical Exemption (Class 1, Existing Facilities, and Class 15, Minor Land Divisions), under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project qualifies for a Class 1-Existing Facilities because the Project consists of the conversion of an existing

commercial building into commercial condominiums with no new physical development or expansion. No changes are proposed.

The Project also qualifies as a Class 15-Minor Land Division, categorical exemption under State CEQA Guidelines Section 15315, because it involves a subdivision to create four or fewer parcels. The parcel was also not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project Site fronts a public street and will be served by existing infrastructure, including public water and sewer. The Project Site does not contain any sensitive natural resources or other natural features as indicated for Class 15 exemptions.

The Project consists of the conversion of an existing building into condominiums within an established community; therefore, the project does not propose activity that will have a significant effect on the environment due to unusual circumstances or locational exceptions. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. The project is also not located near a scenic highway, and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, nor result in cumulative impacts. Therefore, there are no exceptions to the exemptions, and the Project is categorically exempt.

11. **PUBLIC COMMENTS.** On March 31, 2026, the Rowland Heights Coordinating Council provided a letter stating that they do not oppose the current office building from being subdivided into commercial condominium units.
12. **AGENCY RECOMMENDATIONS.** The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended approval of Tentative Tract Map and Exhibit Map dated December 10, 2025
13. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting), and 22.222.160 (Notification Radius) of the County Code, Staff properly notified the community of the public hearing. This included mailings, newspaper (Rowland Heights-Walnut Highlands) publication, and property posting. On May 7, 2026, Staff mailed a total of 209 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1000-foot radius from the Project Site. This mailing also included notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

14. **DEEMED COMPLETE.** The Project was deemed complete on May 18, 2023; therefore, it is subject to the Rowland Heights Community Plan and Zoning requirements at that time.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that since the Project is a conversion of an existing commercial building, per the Subdivision Map Act is not required to comply with the General Plan consistency.

16. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:

- *Goal LU 5: Vibrant, livable, and healthy communities with a mix of land uses, services, and amenities.*
- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Goal LU7: Compatible land uses that complement neighborhood character and the natural environment.*

The Project is a request to convert the existing commercial medical building into commercial condominiums. The Project contributes to the variety of uses and services in the community by providing medical office locations for the community and its existing uses are compatible with the surrounding land uses. The Project is not changing the use but merely changing ownership and the existing use still serves to meet the local and regional needs of residents by providing medical options that are located close to existing residential developments.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-2-BE zoning classification. While the Project is a request to convert an existing building into commercial condominium units, the existing medical offices are permitted in such zone pursuant to County Code 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).

18. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.240 (Area and width-Requirements generally). The existing lot width is 105.42 feet, and the minimum lot width requirement is 50 feet.

19. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage). The Project provides equal frontage that is equal to the lot width of 105.42 feet, as required by this section.

20. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.20.020 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M) and 22.332.070 (Zone Specific Development

Standards) of the Rowland Heights CSD. The C-2 does not have a required yard distance, but the CSD requires at least 20 feet from the property line that fronts Colima Road. The existing structure is 22 feet from the front property line that fronts Colima Road and does not propose to change

21. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.20.020 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M). The maximum building height allowed is 35 feet. The existing building height is 22 feet and 18 inches high and is not proposed to change.

22. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.20.020 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M). There are no requirements for building separations, and there is only one building on the lot and is not proposed to change.

23. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). The maximum heights are as follows:

- Front yards: three-and-one-half feet
- Side/Rear yards: six feet

The Project Site currently maintains existing fences and retaining walls that do not exceed six feet in height in the rear and side property lines. There are no fences within the front yard setback area, and is not proposed to change.

24. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). The Project requires a total of 110 parking spaces at the parking ratio of one parking space per 250 square feet of building square footage. There are 155 parking spaces provided, which include 58 compact parking stalls, which is no more than 40 percent of the total parking required.

25. **SIGNS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.332.070 (Zone Specific Development Standards). Existing signage for a monument sign and master sign program was approved through a ministerial site plan. There is no proposed signage as part of this project.

26. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.332.070 (Zone Specific Development Standards). No grading is proposed as part of this project.

27. **LANDSCAPING.** The Commission finds that the Project is consistent with the standard identified in County Code Sections 22.20.040 (Development Standards for Commercial Zones) and 22.332.060.B.3 (Community Wide Development Standards). The minimum required landscaping is 10 percent (4,368 square feet) of the net lot area for both the C-2 Zone and for lots larger than 30,000 square feet. The total landscape area provided is 5,680 square feet, which is 13 percent, exceeding the requirement.

28. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.332.070 (Zone Specific Development Standards). The Project will maintain a minimum of five percent of the gross area of the parking lot landscaped. The parking lot maintains 3,348 square feet, which is seven percent. The maximum lot coverage for structures shall not exceed 40 percent of the net area of the lot. The existing two-story building with three subterranean parking levels covers 11,245 square feet, which is 26 percent of the net lot area, in compliance with the requirement. There are no additional requirements per the BE overlay part of the zoning.

TENTATIVE TRACT MAP SPECIFIC FINDINGS

29. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project is a conversion of existing commercial units to condominium units. The existing commercial building connects to existing public water and sewer services and provides sufficient vehicular access and parking. The conversion of the existing commercial unit will maintain the existing medical office use at the existing facility and provide local access to professional medical services.
30. **The Commission finds that the site is physically suitable for this type of development.** The Project Site is of sufficient size to accommodate the existing commercial building while still providing the required front yard setback, bicycle parking, vehicle parking, pedestrian walkways, and necessary vehicle access. The Project provides adequate internal vehicle and pedestrian access and walkways. The Project Site is not within a Significant Ecological Area (“SEA”) or Very High Fire Hazard Severity Zone, outside of the Coastal Zone, outside of a Hillside Management Area, is served by a public water system, served by a public sewer system, and fronts a public street.
31. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The Project Site is currently developed with a commercial medical building and is not within an SEA. There is no proposed development, and the existing landscaped areas will be maintained.
32. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The Project is an existing commercial medical building that meets all required distances from all property lines, as well as providing common open areas, bicycle parking, and pedestrian walkways that support healthy design.
33. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The Project does not have easements that make portions of the Project Site inaccessible and is not adjacent to protected open spaces or public spaces other than the public right-of-way.

34. **The Commission finds that the grounds for denying a tentative map for conversion of an existing building have been removed pursuant to Government Code Section 66427.2 because the General Plan does not contain definite objectives and policies specifically directed to the conversion of existing buildings into condominium projects.** The Project does not expand the existing use or number of commercial units, only changes the tenure of these units from lease to ownership as condominium units. The General Plan applies to the property and does not contain specific objectives and policies regarding the conversion of a non-rent stabilized commercial rental unit, and that is not covenanted, to a market rate for-sale unit. Therefore, the provisions of Subdivision Map Act Sections 66473.5 (Subdivisions must be consistent with general plan or specific plan), 66474 (Grounds for denial of tentative or parcel map), 66474.61 (Grounds for tentative or parcel map denial), and subdivision (c) of Section 66474.60 (Approval of subdivisions) do not apply.

ENVIRONMENTAL FINDINGS

The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities) and 15315 (Class 15, Minor Land Divisions under the California Environmental Quality Act ("CEQA")) and the County environmental guidelines. The Project consists of the conversion of an existing commercial building into commercial condominiums with no new physical development or expansion. No changes are proposed. The parcel was also not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project Site fronts a public street and will be served by existing infrastructure, including public water and sewer. The Project Site does not contain any sensitive natural resources or other natural features as indicated for Class 15 exemptions. The Project consists of the conversion of an existing building into condominiums within an established community; therefore, the project does not propose activity that will have a significant effect on the environment due to unusual circumstances or locational exceptions. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. The project is also not located near a scenic highway, and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, nor result in cumulative impacts. Therefore, there are no exceptions to the exemptions, and the Project is categorically exempt.

ADMINISTRATIVE FINDINGS

35. **PUBLIC MEETINGS.** SB 330 is not applicable as this is not a housing development project.
- Regional Planning Commission Hearing held on June 17, 2026.
36. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at 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 Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

- A. The site is physically suitable for this type of development since the Project complies with all development standards of the C-2-BE zoning.
- B. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- C. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soil factors.
- D. The design or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- E. The grounds for denying a tentative map for conversion of an existing building have been removed pursuant to Government Code Section 66427.2 because the General Plan does not contain definite objectives and policies specifically directed to the conversion of existing buildings into condominium projects.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities) and section 15315 (Class 15, Minor Land Divisions); and
- 2. Approves **TENTATIVE TRACT MAP NO. 74574 (RPPL2016004656)**, subject to the attached conditions.

JH:EGA:ML
June 17, 2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. R2016-002403
TENTATIVE TRACT MAP NO. 74574 RPPL2016004656

PROJECT DESCRIPTION

The project is a Tentative Tract Map to convert an existing commercial medical building into 15 commercial condominium units on an approximately one-acre (43,569 square foot) parcel, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Applicant.** Unless otherwise apparent from the context, the term “Applicant” 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 Subdivider, and the owner of the subject property if other than the Applicant, 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. Notwithstanding the foregoing, this Condition No. 2 and Conditions Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval 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 Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. **Indemnification.** The Applicant 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 subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Applicant of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
6. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$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 the Subdivider or the Subdivider's counsel.

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required 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.
 - B. At the sole discretion of the Applicant, 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 Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Expiration. Tentative Tract Map No. 74574 shall expire on June 17, 2028.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
8. **Exhibit Map.** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, a modified Exhibit Map shall be submitted to LA County Planning by **August 17, 2026**.
9. **Revisions to Exhibit Map.** In the event that subsequent revisions to the approved Exhibit Map are submitted the Applicant shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and the applicable fee for such revision.
10. **Conditions Compliance.** 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 Applicant to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Applicant from compliance with these conditions and applicable regulations.
11. **Inspection Fees.** If 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 Applicant shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each

inspection shall be \$470.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced.

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

12. **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 Applicant to cease any development or activity not in full compliance shall be a violation of these conditions and result in revocation.
13. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
14. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
15. **Compliance with County Code Title 21 and Title 22.** All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and 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 Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.
16. **Maintenance.** The Applicant shall maintain the subject property in a neat and orderly fashion. The Applicant shall maintain free of litter all areas of the premises over which The Applicant has control. 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. In the event of graffiti or other extraneous markings occurring, the Applicant shall remove or cover said markings, drawings, or signage within 48 hours of such notification, 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.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

17. **Grant.** This grant shall authorize the creation of one commercial lot with 15 commercial condominium units in one building as depicted on the Tentative Tract Map and Exhibit Map dated December 10, 2025.
18. **Code Compliance.** The Applicant shall conform to the requirements of Title 21 and Title 22 of the Los Angeles County Code, and the Subdivision Map Act.
19. **Recommended Conditions.** Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Tract Map dated December 10, 2025), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

PRIOR TO RECORDATION OF A FINAL MAP

Condominium units

20. **Condominium Project Details.** The Applicant shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium project for a total of 15 commercial units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

Covenants, Conditions, and Restrictions (CC&Rs)

21. The Applicant shall submit a copy of the project's draft Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
22. The Applicant shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium project for a total of 15 commercial units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
23. The Applicant shall reserve in the CC&Rs the rights for all tenants and customers, within the condominium project, to use the parking facility, private driveways, and fire lanes for access into and out of the subdivision.

Driveway Conditions

24. The existing driveway shall be labeled Private Driveway and Fire Lane on the final map.

25. The private driveway shall not be gated. Gated vehicular access shall be listed as a prohibition within the CC&Rs.
26. Prior to recordation of the final map, the Applicant shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Applicant shall provide for continued enforcement in the CC&Rs. The Applicant shall submit a draft copy of the CC&Rs to LA County Planning for review and approval.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1- 18)

The following report consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium conversion notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 074574

TENTATIVE MAP DATE: 12/10/2025

EXHIBIT MAP DATE: 12/10/2025

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by:

A handwritten signature in black ink, appearing to be 'AM' or similar initials.

Alex Mikhailpoor

Date: 12/15/2025 Phone: (626) 458-4921

PCA LX001129/A867
EPIC LA RPPL2016004656
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Tract Map	<u>74574</u>	Tentative Map Dated	<u>12/10/2025 (Exhibit)</u>	Parent Tract	<u></u>
Grading By Subdivider? [N]	<u>(Y or N)</u>	Location	<u>Rowland Heights</u>		
Geologist	<u>---</u>	Subdivider	<u>Rowland Heights Medical Plaza</u>		
Soils Engineer	<u>---</u>	Engineer/Arch.	<u>Calland Engineering</u>		

Review of:

Geologic Report(s) Dated: -
Soils Engineering Report(s) Dated: -
Geotechnical Report(s) Dated: -
References: -

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

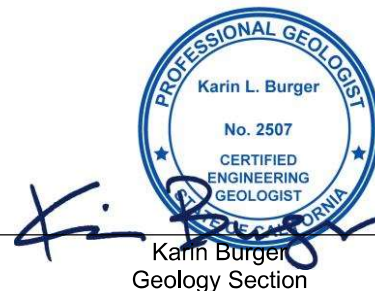
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by

Cesar Leal Davis Vo

Cesar Leal
Soils Section



Karin Burger
Geology Section

Date 1/07/2026

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmpub\Development Review\Combined Reviews\Tracts and Parcels\74574, Rowland Heights, 2026-01-07, TM-5-A.docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 074574

Page 1/1

TENTATIVE MAP DATED 12-10-2025
EXHIBIT MAP DATED 12-10-2025

1. Approval of this map pertaining to grading is recommended. No grading is proposed.



Name Nargiss Majrooh Date 12/30/2025 Phone (626) 458-4921
\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 074574\TTR 074574\2025-12-11 Submittal\Division
Comments\GR\Tentative Map No. 074574 - Grading Conditions.docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 74574

Page 1/1

TENTATIVE MAP DATED 12-10-2025
EXHIBIT MAP DATED 12-10-2025

The Site Plan for the construction of the on-site buildings and the street improvements plan for the site were approved in 2014 and 2015 respectively. The building has been constructed and received Certificate of Occupancy in July 2019.

Road improvements have been constructed per the aforementioned project. We recommended approval without Road Conditions.

Comply to the street lighting conditions stated in the attached letter dated October 2, 2025 from Traffic Mobility and Safety Division to the satisfaction of Public Works.

Prepared by Pemaneh N Abaghi^{PA} Phone (626) 979-5417
TR74574-rev2

Date 12-18-2025

THE PROJECT DOES NOT REQUIRE NEW STREETLIGHTS AND ANNEXATION IS REQUIRED. SEE BELOW FOR FURTHER DETAILS.

Project is not in the County Lighting Maintenance District (CLMD) 1687. The Subdivision project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

STREETLIGHT REQUIREMENTS

1. New Streetlights are not required.
2. Prior to recordation of final map or parcel map waiver, submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
3. If annexation is required for the project, street lighting plans cannot be approved until the Board of Supervisors approve the annexation.
4. For subdivisions, Street lighting plans shall be approved prior to map recordation.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS

5. The proposed project or a portion(s) of the proposed project is not within the existing CLMD and annexation to the CLMD is required, prior to recordation of final map or parcel map waiver. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving the street lighting plans.
6. Upon approval of the Tentative Map, the developer must notify nzaldana@pw.lacounty.gov in order to initiate the annexation process.
7. Upon approval of the Tentative Map, the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the CLMD to pay the future operation and maintenance costs of streetlight(s):
 - a. Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.
 - b. Provide business address and developer/property owners name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either MicroStation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - c. Submit site map of the proposed project including any roadways conditioned for streetlights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (800) 618-7575 for map requirements and/or questions you may have.

- d. If no new streetlights are required but annexation is required, submit a street lighting plan showing the location of existing streetlights.
 - e. For subdivisions, provide a copy of the recorded subdivision map, if recorded.
- 8. The annexation and assessment balloting process takes approximately 18 months to complete once the annexation and levy of assessment timeline acknowledgment form is signed by the developer after the above information is received and approved. Therefore, untimely submittal of the above information may result in delaying the approval of the street lighting plans.
- 9. Upon project recordation, the developer must notify Public Works, Street Lighting Section. The applicant shall provide the status of this approval to nzaldana@pw.lacounty.gov.

Prepared by: Naomi Zaldaña

Phone: (626) 300-4741

Date: 10/02/2025



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT MAP NO.: 74574

**TENTATIVE MAP DATED 12-10-2025
EXHIBIT MAP DATED 12-10-2025**

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each building in the land division.
2. A sewer area study for the proposed subdivision (PC12596AS, dated 05-12-2025) was reviewed and approved. A Will Serve letter from the County Sanitation Districts indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

Prepared by ^{P.R.} Pedro Romero
RPPL2016004656 Sewer Conditions

Phone (626) 458-4957

Date 12-17-2025

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER
TRACT NO. 74574

Page 1/1

TENTATIVE MAP DATED 12-10-2025
EXHIBIT MAP DATED 12-10-2025

The Site Plan for the construction of the on-site buildings and the street improvements plan for the site were approved in 2014 and 2015 respectively. The building has been constructed and received Certificate of Occupancy in July 2019.

Water improvements have been constructed per the aforementioned project. We recommended approval without Water Conditions.

Prepared by Pemaneh Abaghi ^{PA}
TR74574w-rev2

Phone (626) 979-5417

Date 12-18-2025



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2016004656	PROJECT NUMBER:	TR74574
CITY/COMMUNITY:	Rowland Heights	STATUS:	Cleared
PROJECT ADDRESS:	19115 Colima Road Rowland Heights, CA 91748	DATE:	01/06/2026

CONDITIONS

1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map (Tract/Parcel).
2. A common access agreement is required for the private driveway since multiple units are sharing the same access. Submit a copy of Covenant, Conditions and Restrictions (CC&R) document to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be performed through EPIC-LA in the project's Final Map plan number.

For any questions regarding the report, please contact Martin Salazar at (323) 890-4243 or Martin.Salazar@fire.lacounty.gov.

OWNER:

ROWLAND HEIGHTS MEDICAL PLAZA LLC
19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

ENGINEER:

CALLAND ENGINEERING, INC.
576 E. LAMBERT RD.
BREA, CA 92821
TEL: (714) 671-1050
EMAIL: JASON@CALLANDENG.COM

BENCHMARK:

BENCHMARK NO. G 4752

DPW BM TAG IN W CB 1FT N/O BCR @ NW COR
OTTERBEIN AVE & COLIMA RD

ELEVATION: 509.077'

UTILITIES:

WATER - WALNUT VALLEY WATER DIST. (562-964-6551)
SEWER - EAST YARD (626-300-3399)
GAS - SOUTHERN CALIFORNIA GAS CO. (1-800-427-2200)
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO. (1-800-409-2365)
TELEPHONE - AT&T (877-839-5132)
SCHOOL - ROWLAND UNIFIED SCHOOL DISTRICT
FIRE - FIRE STA LACO 145 (626-854-3486)
SHERIFF - WALNUT/DIAMOND BAR SHERIFF DEPT. (909-595-2264)

PROJECT INFORMATION:

APN#: 8761-015-026
EXISTING ZONE: C-2-BE
EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: COMMERCIAL
LOT SIZE: 0.9997 ACRES (43,549 S.F.)
EXISTING LOT: 1
PROPOSED LOT: 1
PROJECT DESCRIPTION: 15-UNIT CONDOMINIUM CONVERSION

ALL EXISTING UTILITIES TO BE FIELD-VERIFIED IF NECESSARY

NOTE:

ALL EXISTING FACILITIES, PAVING,
UTILITIES, AND APPURTENANCES TO BE
KEPT IN-PLACE

UNIT USAGE SUMMARY:

UNIT	USAGE
UNIT B003	MEDICAL OFFICE
UNIT B004	MEDICAL OFFICE
UNIT B005	MEDICAL OFFICE
UNIT B006	MEDICAL OFFICE
UNIT B007	MEDICAL OFFICE
UNIT 102	MEDICAL OFFICE
UNIT 103	MEDICAL OFFICE
UNIT 104	MEDICAL OFFICE
UNIT 105	MEDICAL OFFICE
UNIT 107	MEDICAL OFFICE
UNIT 202	MEDICAL OFFICE
UNIT 203	MEDICAL OFFICE
UNIT 204	MEDICAL OFFICE
UNIT 205	MEDICAL OFFICE
UNIT 206	MEDICAL OFFICE

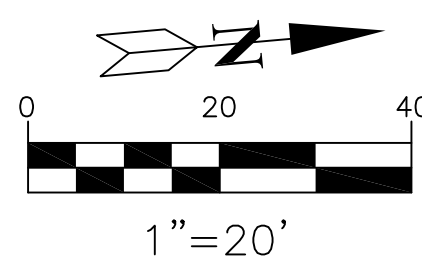
MAJOR LAND DIVISION
TENTATIVE TRACT MAP NUMBER 74574
(FOR CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

A PORTION OF LOT 26 OF FORSTER AND ROWLAND TRACT, IN THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17,
PAGE 165, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 8761-015-026

EXISTING EASEMENTS:

- ① 10' WIDE EASEMENT FOR INGRESS AND EGRESS PER INST. NO. 97-714494 TO REMAIN
② 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED ON APRIL 3, 1958, AS INST. NO. 3072 AND BOOK D-62, PAGE 564 OF O.R. TO REMAIN
③ 10' EASEMENT FOR PUBLIC UTILITIES, RECORDED ON APRIL 30, 1986, AS INST. NO. 86-531907 OF O.R. TO REMAIN
④ EASEMENT FOR PUBLIC UTILITIES, RECORDED ON FEBRUARY 21, 1992, AS INST. NO. 92-292114 OF O.R. TO REMAIN
⑤ EASEMENT FOR PUBLIC UTILITIES, RECORDED ON NOVEMBER 3, 2017, AS INST. NO. 20171266914 OF O.R. TO REMAIN

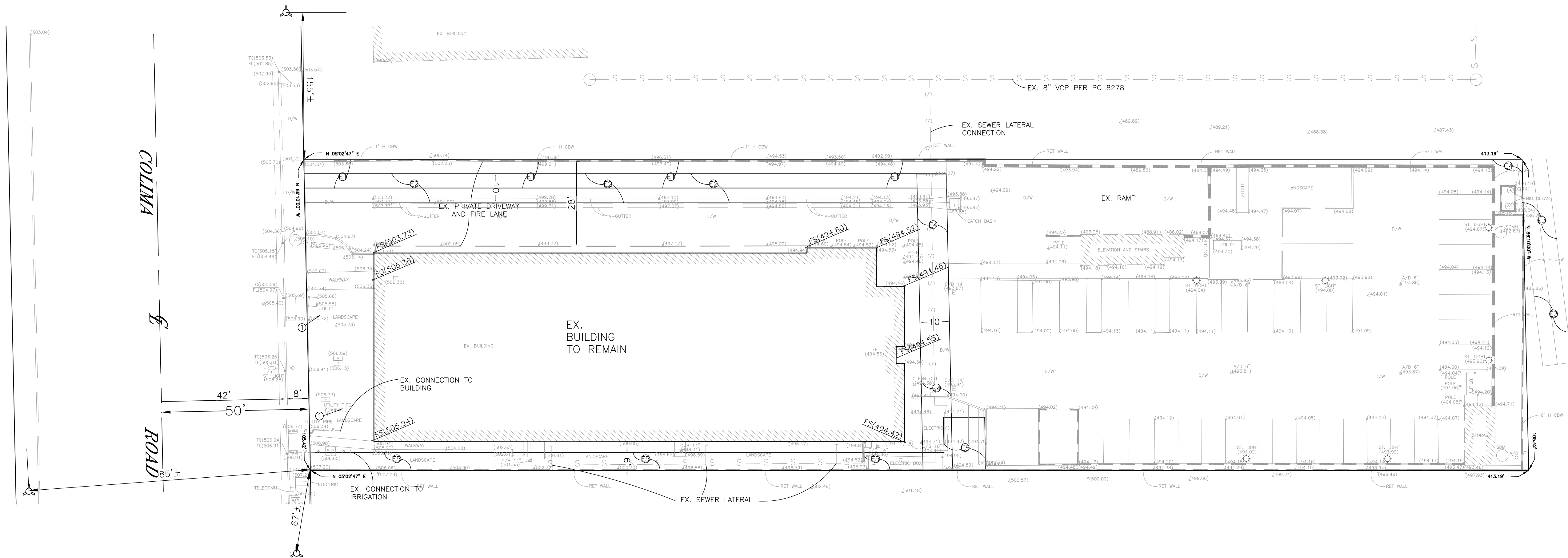
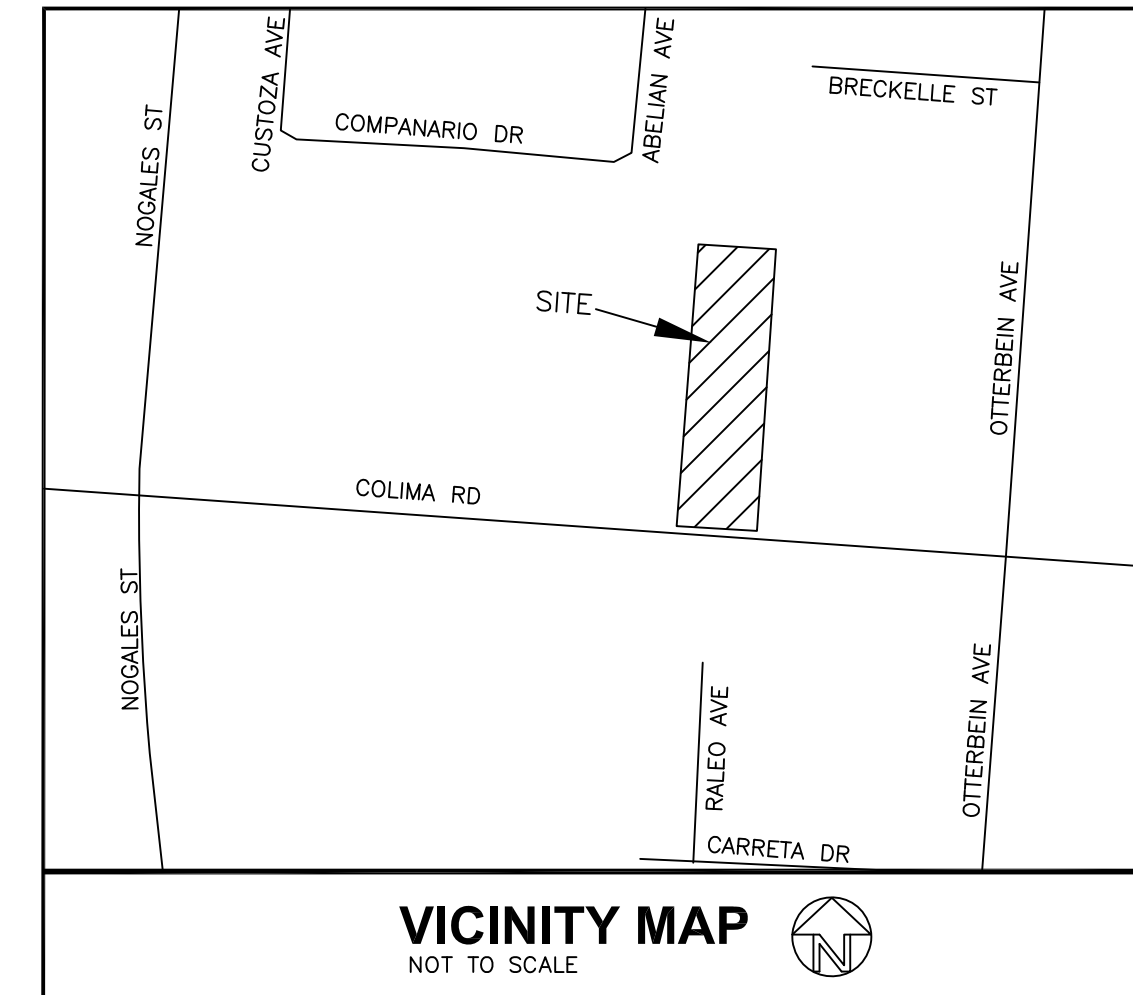
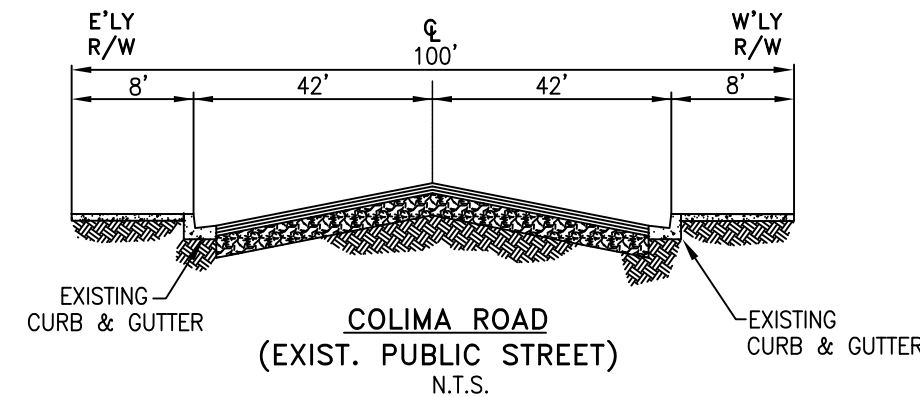


ABBREVIATIONS/LEGEND:

CBW : CONC. BLOCK WALL
C&G : CURB AND GUTTER
D/A : DRIVEWAY APPROACH
DWY : DRIVEWAY
EX : EXISTING
FF : FINISH FLOOR
FL : FLOW LINE
FS : FINISHED SURFACE
GM : GAS METER
HP : HIGH POINT

P/L : PROPERTY LINE
PP : POWER POLE
S/D : STORM DRAIN
S/W : SIDEWALK
TC : TOP OF CURB
WF : WOODEN FENCE
W/M : WATER METER
⊙ : STORM DRAIN MANHOLE
⊙ : SEWER MANHOLE
⊙ : WATER VALVE
⊙ : FIRE HYDRANT
— : EX. PROPERTY LINE

⊙ : EDISON PULL BOX
⊙ : STREET LIGHT BOX
⊙ : TRAFFIC SIGNAL BOX
⊙ : EXISTING ELEV.
⊙ : EXISTING CONTOUR LINE
⊙ : WATER LINE
⊙ : STREET LIGHT
⊙ : WF / WOOD FENCE
⊙ : CF / CHAIN LINK FENCE
⊙ : EXISTING TREE



EXISTING UTILITIES INFORMATION SHOWN HEREON ARE
BASED ON RECORD DOCUMENTS.

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
19115-19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

DRAWN: JYL

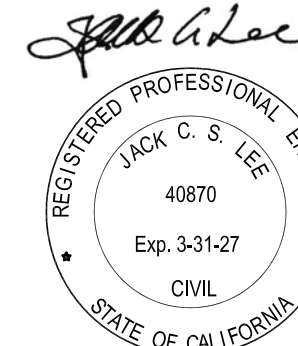
CHECKED:

DATE: 11/20/2025

JOB NO.: 19-019-043

SCALE: 1"=10'

FILE NAME:



T-1

SHEET 1 OF 1 SHT.

PERMIT SET, NOT FOR CONSTRUCTION BID

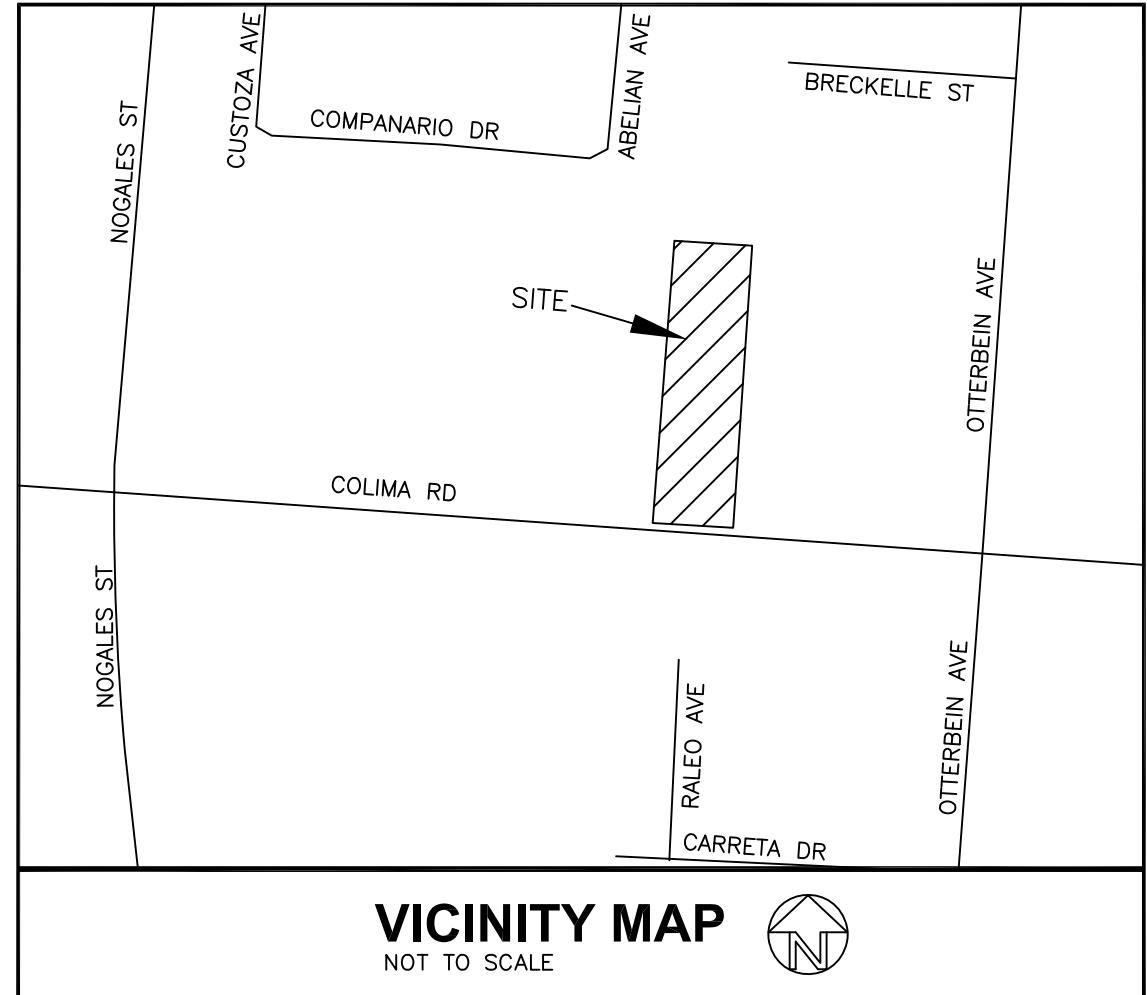
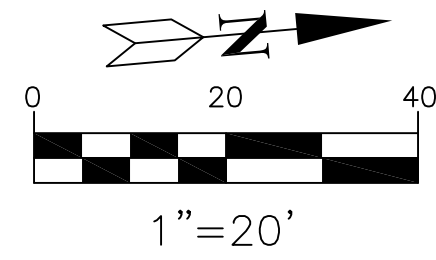
OWNER:
ROWLAND HEIGHTS MEDICAL PLAZA LLC
19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

ENGINEER:
CALLAND ENGINEERING, INC.
576 E. LAMBERT RD.
BREA, CA 92821
TEL: (714) 671-1050
EMAIL: JASON@CALLANDENG.COM

PROJECT INFORMATION:
APN#: 8761-015-026
EXISTING ZONE: C-2-BF
PROPOSED LAND USE: COMMERCIAL
LOT SIZE: 0.9997 ACRES (43,549 S.F.)
EXISTING LOT: 1
PROPOSED LOT: 1
PROJECT DESCRIPTION: 15-UNIT CONDOMINIUM CONVERSION

County of Los Angeles
Fire Department
Land Development Unit
**CLEARED
FOR PUBLIC HEARING**
Martin Salazar
01/06/2026
Prior to building permit issuance, approval of
the architectural plans is required by the Fire
Prevention Engineering Building Plans Unit.
RPPL2016004656

MAJOR LAND DIVISION
TENTATIVE TRACT MAP NUMBER 74574
(FOR CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT MAP



LEGAL DESCRIPTION:

A PORTION OF LOT 26 OF FORSTER AND ROWLAND TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 165, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 8761-015-026

PARKING SUMMARY

PARKING REQUIRED - 1 STALL PER 250 SF. PER MEDICAL OFFICE UNIT

UNIT B003 - 1,574 SF. / 250 = 7 STALLS REQ.
UNIT B004 - 1,326 SF. / 250 = 6 STALLS REQ.
UNIT B005 - 1,384 SF. / 250 = 6 STALLS REQ.
UNIT B006 - 1,384 SF. / 250 = 6 STALLS REQ.
UNIT B007 - 3,179 SF. / 250 = 13 STALLS REQ.

UNIT 102 - 1,532 SF. / 250 = 7 STALLS REQ.
UNIT 103 - 1,429 SF. / 250 = 6 STALLS REQ.
UNIT 104 - 1,429 SF. / 250 = 6 STALLS REQ.
UNIT 105 - 1,429 SF. / 250 = 6 STALLS REQ.
UNIT 107 - 2,466 SF. / 250 = 10 STALLS REQ.

UNIT 202 - 1,740 SF. / 250 = 7 STALLS REQ.
UNIT 203 - 1,431 SF. / 250 = 6 STALLS REQ.
UNIT 204 - 1,431 SF. / 250 = 6 STALLS REQ.
UNIT 205 - 1,431 SF. / 250 = 6 STALLS REQ.
UNIT 206 - 2,931 SF. / 250 = 12 STALLS REQ.

TOTAL OF 110 STALLS REQUIRED

PARKING PROVIDED:

GROUND LEVEL
STANDARD STALLS- 7
COMPACT STALLS- 13
CLEAR AIR STALLS- 8
TYPE A LOADING - 2
ACCESSIBLE STALLS- 6
TOTAL 36

BASEMENT 1
STANDARD STALLS- 21
COMPACT STALLS- 13
CLEAR AIR STALLS- 3
TOTAL 37

BASEMENT 2
STANDARD STALLS- 22
COMPACT STALLS- 15
CLEAR AIR STALLS- 3
TOTAL 40

BASEMENT 3
STANDARD STALLS- 23
COMPACT STALLS- 17
CLEAR AIR STALLS- 2
TOTAL 42

TOTAL PARKING:
STANDARD STALLS- 73
COMPACT STALLS- 58
CLEAR AIR STALLS- 16
TYPE A LOADING- 2

TOTAL STALLS: 149
(PLUS 6 ACCESSIBLE STALLS) = 155 STALLS

MIN. NUMBER OF ACCESSIBLE STALLS REQ. 101-150 (5) STANDARD
& (1) VAN ACCESSIBLE STALL. TOTAL OF 6 ACCESSIBLE STALLS.
(5) STANDARD ACCESSIBLE STALLS PROVIDED
(1) VAN ACCESSIBLE STALL PROVIDED

LOW EMISSIONS PRIORITY (CLEAR AIR STALL)
(10% REQ. PER CAL GREEN AS 106.5.1.1)
154 STALLS X 10% = 16 STALLS REQ.
16 STALLS PROVIDED

COMPACT STALLS 40% ALLOWED
154 STALLS X 40% = 61 STALLS ALLOWED
58 COMPACT STALLS PROVIDED

(2) TYPE A LOADING STALLS PROVIDED

BIKE PARKING

SHORT TERM BIKE PARKING: REQUIRED (32,637 / 8,000): 4
SHORT TERM BIKE PARKING PROVIDED: 4

LONG TERM BIKE PARKING: REQUIRED (32,637 / 8,000): 4
LONG TERM BIKE PARKING PROVIDED: 4

LANDSCAPING & OPEN SPACE CALCULATION

LANDSCAPING / OPEN SPACE REQUIRED (10% OF LOT AREA)

LOT AREA: 43,688 SF. X 10% = 4,369 SF. REQ.

L.S. AREA 1- 3,348
L.S. AREA 2- 1,254
L.S. AREA 3- 1,078

TOTAL LANDSCAPE PROVIDED = 5,680 SF.

CALLAND ENGINEERING, INC.
dba @UARTECH CONSULTANTS

576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:

19115-19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

DRAWN: JYL/PS

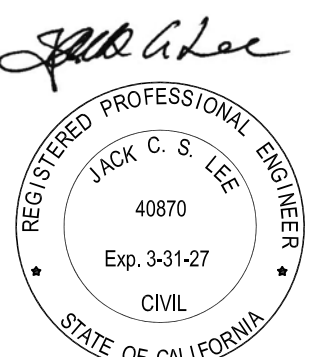
CHECKED:

DATE: 11/26/2025

JOB NO.: 19-019-043

SCALE: 1"=10'

FILE NAME:



A-1

SHEET 1 OF 2 SHIT.

OWNER:
ROWLAND HEIGHTS MEDICAL PLAZA LLC
19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

PROJECT INFORMATION:
APN#: 8761-015-026
EXISTING ZONE : C-2-BF
EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: COMMERCIAL
LOT SIZE : 0.9997 ACRES (43,549 S.F.)
EXISTING LOT: 1
PROPOSED LOT: 1
PROJECT DESCRIPTION: 15-UNIT CONDOMINIUM CONVERSION

ENGINEER:
CALLAND ENGINEERING, INC.
576 E. LAMBERT RD.
BREA, CA 92821
TEL: (714) 671-1050
EMAIL: JASON@CALLANDENG.COM

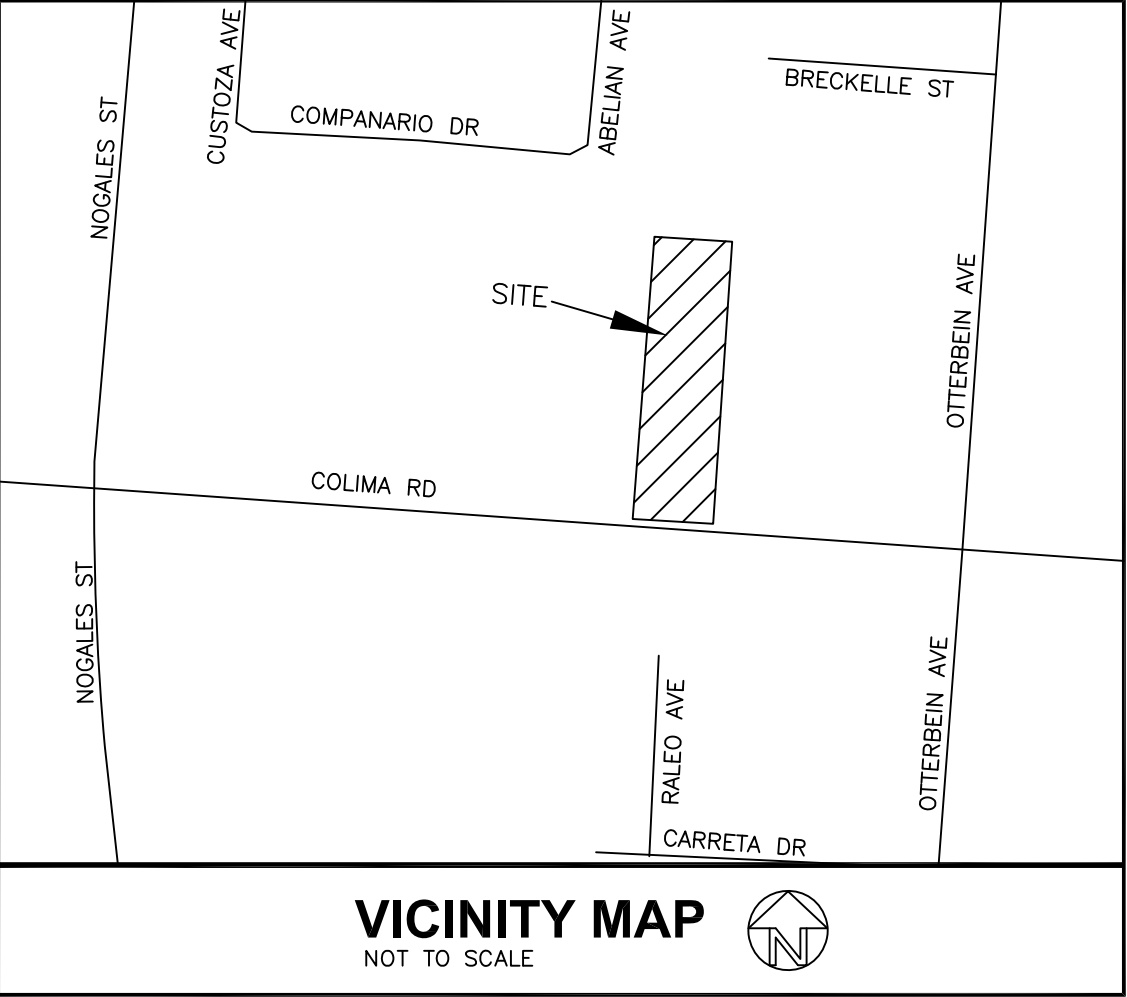
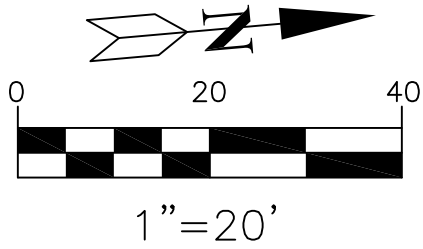
UTILITIES:
WATER - WALNUT VALLEY WATER DIST. (562-964-6551)
SEWER - EAST YARD (626-300-3399)
GAS - SOUTHERN CALIFORNIA GAS CO. (1-800-427-2200)
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO. (1-800-409-2365)
TELEPHONE - AT&T (877-839-5132)
SCHOOL - ROWLAND UNIFIED SCHOOL DISTRICT
FIRE - FIRE STA LACO 145 (626-854-3486)
SHERIFF - WALNUT/DIAMOND BAR SHERIFF DEPT. (909-595-2264)

UNIT FLOOR AREA SUMMARY:

UNIT	FLOOR AREA (NET)
UNIT B003	1574 SF
UNIT B004	1326 SF
UNIT B005	1384 SF
UNIT B006	1384 SF
UNIT B007	3179 SF
UNIT 102	1532 SF
UNIT 103	1429 SF
UNIT 104	1429 SF
UNIT 105	1429 SF
UNIT 107	2466 SF
UNIT 202	1740 SF
UNIT 203	1431 SF
UNIT 204	1431 SF
UNIT 205	1431 SF
UNIT 206	2931 SF

FLOOR AREAS INDICATED ARE AS PER ARCHITECTURAL PLANS

MAJOR LAND DIVISION
TENTATIVE TRACT MAP NUMBER 74574
(FOR CONDOMINIUM CONVERSION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT MAP



LEGAL DESCRIPTION:

A PORTION OF LOT 26 OF FORSTER AND ROWLAND TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 165, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 8761-015-026

PARKING SUMMARY

PARKING REQUIRED - 1 STALL PER 250 SF. PER MEDICAL OFFICE UNIT

UNIT B003 - 1,574 SF. / 250 = 7 STALLS REQ.
UNIT B004 - 1,326 SF. / 250 = 6 STALLS REQ.
UNIT B005 - 1,384 SF. / 250 = 6 STALLS REQ.
UNIT B006 - 1,384 SF. / 250 = 6 STALLS REQ.
UNIT B007 - 3,179 SF. / 250 = 13 STALLS REQ.

UNIT 102 - 1,532 SF. / 250 = 7 STALLS REQ.
UNIT 103 - 1,429 SF. / 250 = 6 STALLS REQ.
UNIT 104 - 1,429 SF. / 250 = 6 STALLS REQ.
UNIT 105 - 1,429 SF. / 250 = 6 STALLS REQ.
UNIT 107 - 2,466 SF. / 250 = 10 STALLS REQ.

UNIT 202 - 1,740 SF. / 250 = 7 STALLS REQ.
UNIT 203 - 1,431 SF. / 250 = 6 STALLS REQ.
UNIT 204 - 1,431 SF. / 250 = 6 STALLS REQ.
UNIT 205 - 1,431 SF. / 250 = 6 STALLS REQ.
UNIT 206 - 2,931 SF. / 250 = 12 STALLS REQ.

TOTAL OF 110 STALLS REQUIRED

PARKING PROVIDED :

GROUND LEVEL
STANDARD STALLS- 7
COMPACT STALLS- 13
CLEAR AIR STALLS- 8
TYPE A LOADING - 2
ACCESSIBLE STALLS- 6
TOTAL 36

MIN. NUMBER OF ACCESSIBLE STALLS REQ. 101-150 (5) STANDARD & (1) VAN ACCESSIBLE STALL. TOTAL OF 6 ACCESSIBLE STALLS.
(5) STANDARD ACCESSIBLE STALLS PROVIDED
(1) VAN ACCESSIBLE STALL PROVIDED

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(10% REQ. PER CAL GREEN AS 106.5.1.1)
154 STALLS X 10% = 16 STALLS REQ.
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COMPACT STALLS 40% ALLOWED
154 STALLS X 40% = 61 STALLS ALLOWED
58 COMPACT STALLS PROVIDED

(2) TYPE A LOADING STALLS PROVIDED

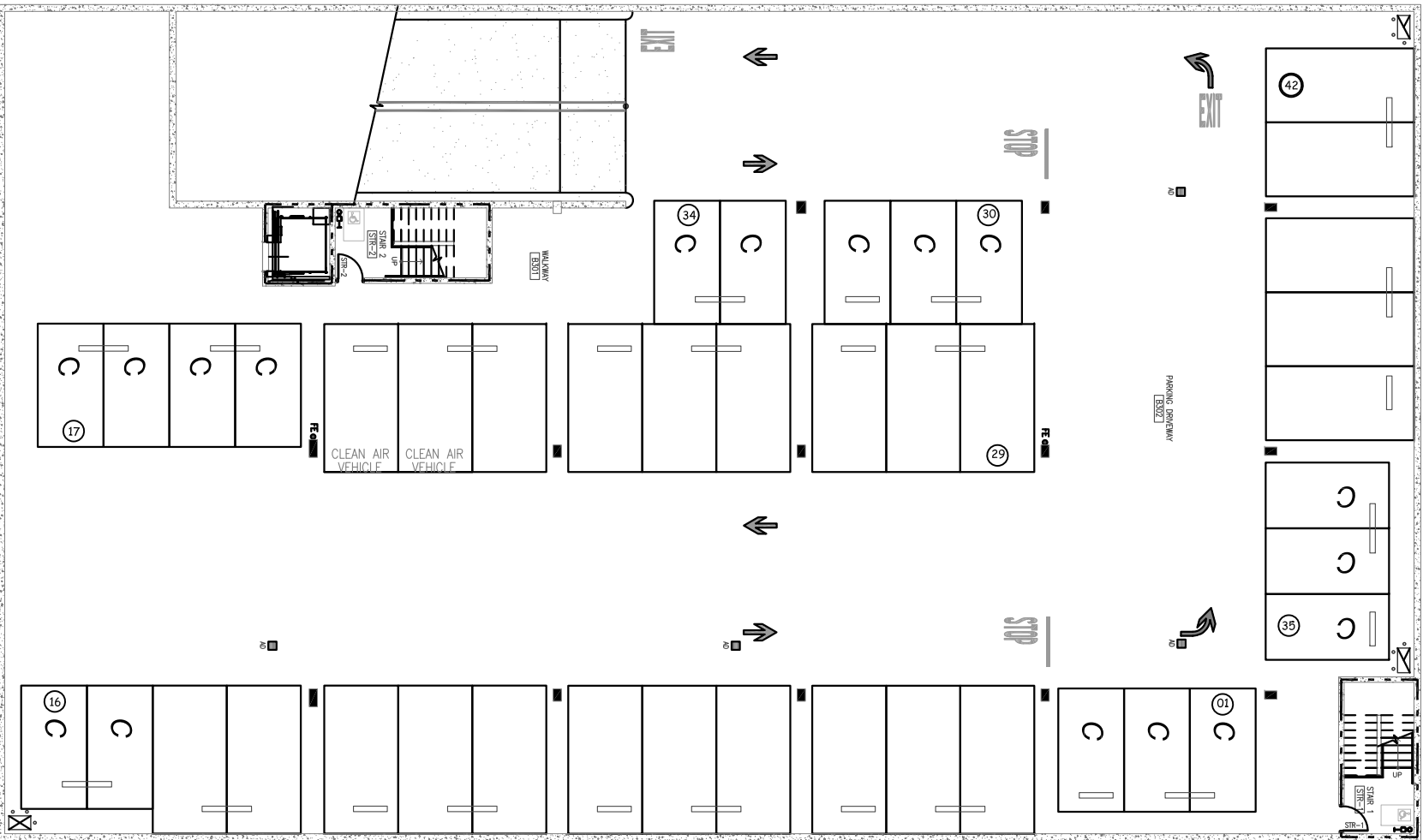
BIKE PARKING

SHORT TERM BIKE PARKING REQUIRED (32,637 / 8,000): 4
SHORT TERM BIKE PARKING PROVIDED: 4

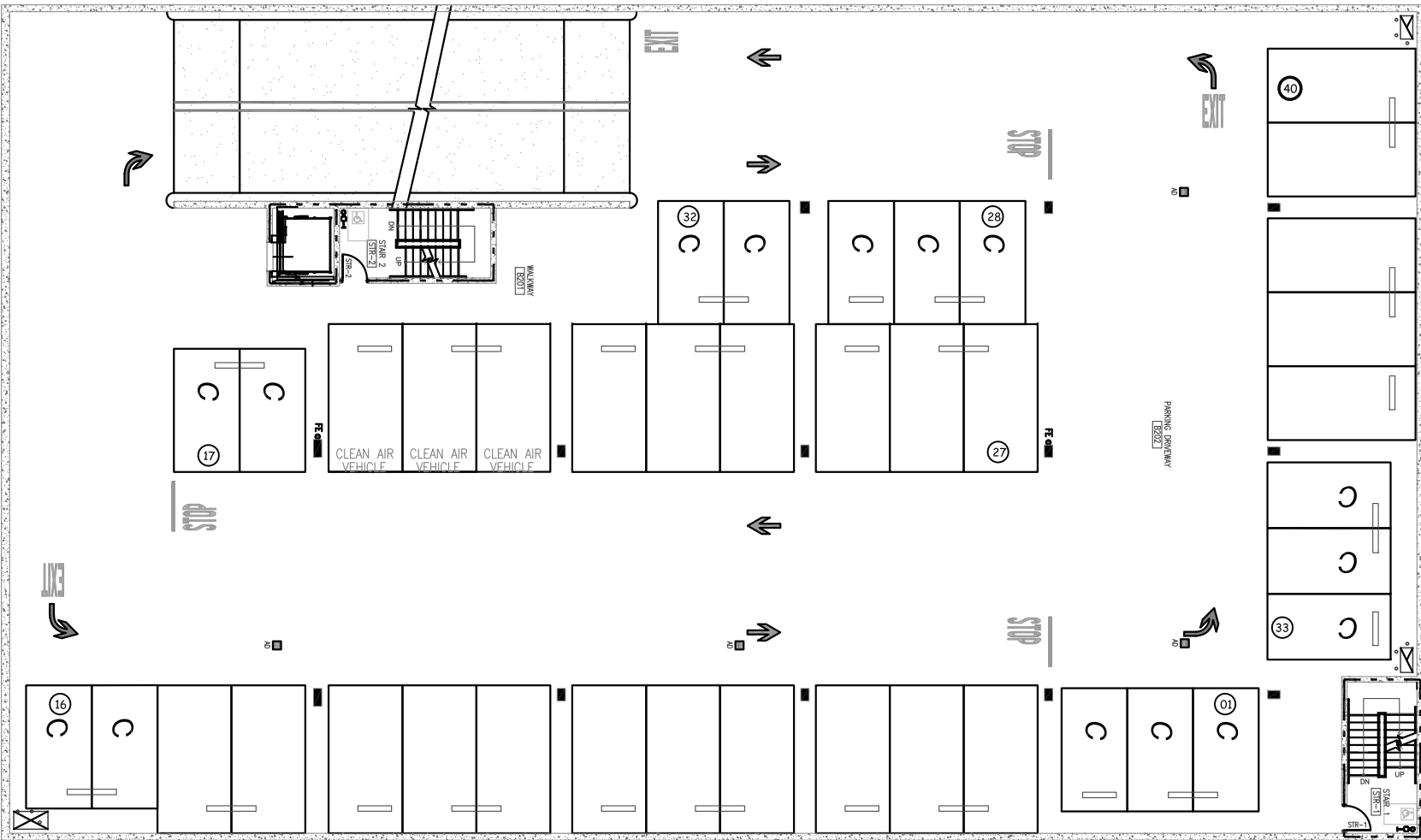
LONG TERM BIKE PARKING REQUIRED (32,637 / 8,000): 4
LONG TERM BIKE PARKING PROVIDED: 4

TOTAL PARKING:
STANDARD STALLS- 73
COMPACT STALLS- 58
CLEAR AIR STALLS- 16
TYPE A LOADING - 2

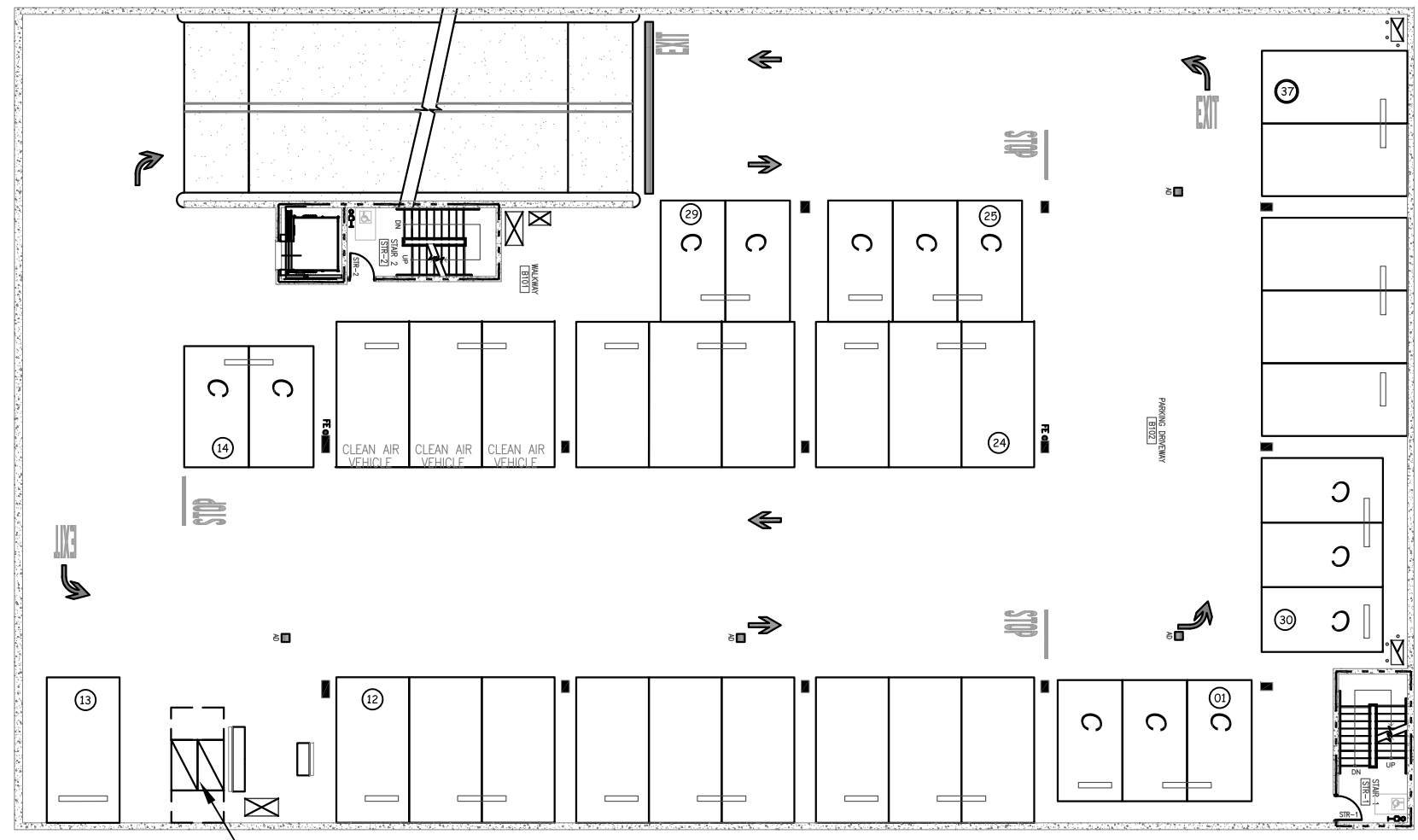
TOTAL STALLS: 149
(PLUS 6 ACCESSIBLE STALLS) = 155 STALLS



BASEMENT LEVEL 3 PARKING

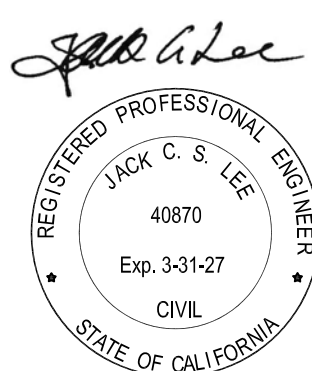


BASEMENT LEVEL 2 PARKING



2 LONG TERM BIKE
LOCKERS- CYCLONE BIKE
LOCKER R-8287 OR
EQUAL

BASEMENT LEVEL 1 PARKING



CALLAND ENGINEERING, INC.
dba @UARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:

19115-19117 COLIMA RD.
ROWLAND HEIGHTS, CA 91748

DRAWN: JYL/PS

CHECKED:

DATE: 11/26/2025

JOB NO.: 19-019-043

SCALE: 1"=10'

FILE NAME:

A-2

SHEET 2 OF 2 SH.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **74574**
Park Planning Area # **10**

DRP Map Date: **12/10/2025** SCM Date: **05/25/2023**
CSD: **ROWLAND HEIGHTS CSD**

Report Date: **01/05/2026**
Map Type: **Tentative Map - Tract**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

This project is exempt from the park obligation requirements because:

Trails:

No Trails

Comments:

Commercial project. No Quimby Obligation

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305

Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: *Loretta Quach*
Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **74574**
 Park Planning Area # **10**

DRP Map Date: **12/10/2025** SCM Date: **05/25/2023**
 CSD: **ROWLAND HEIGHTS CSD**

Report Date: **01/05/2026**
 Map Type: **Tentative Map - Tract**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{eople} \times (0.0030) \text{ Ratio} \times (U)\text{nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

Park Planning Area = **10**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.17	0.0030	0	0.00
M.F. < 5 Units	2.74	0.0030	0	0.00
M.F. >= 5 Units	2.91	0.0030	0	0.00
Mobile Units	2.77	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			0	0.00

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$337,287	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	\$337,287	\$0



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/



BOARD OF SUPERVISORS

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First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

December 15, 2025

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Michelle Lynch

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

Lusi Mkhitarian

**SUBJECT: TENTATIVE MAP-TRACT
19115 COLIMA ROAD ROWLAND HEIGHTS CA 91748
RPPL2016004656**

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to convert the existing commercial facility into 15 commercial condominium units at the above location.

- ☐ 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 copy of a water bill from Walnut Valley Water District with a billing date of 08/12/2025. The billing also includes the account number, service address and customer name.

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, Section 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 project 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
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

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

Construction Noise Ordinance: Construction Noise Standards (12.08.440)

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

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_19115 COLIMA ROAD ROWLAND HEIGHTS CA 91748_RPPL2016004656_12.15.2025

Pursuant to the Subdivision Map Act (Government Code Sections 66474 and 66474.02), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.
b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.
c) The site is physically suitable for the type of development.
d) The site is physically suitable for the proposed density of development.

e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.
g) The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by judgement of a court of competent jurisdiction, acquired by the public at large, for access through or use of, property within the proposed subdivision.
h) For an area located in a state responsibility area or a very high fire hazard severity zone, the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.
i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: May 17, 2026
PROJECT NUMBER: R2016-002403
PERMIT NUMBER: Tentative Tract Map No. 74574 (RPPL2016004656)
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 19115 and 19117 Colima Road, Rowland Heights
OWNER: Rowland Heights Medical Plaza LLC
APPLICANT: Kenneth Pang
CASE PLANNER: Michelle Lynch, Principal Planner

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). Staff recommends that this project qualifies for a Categorical Exemption Class 1, Existing Facilities and Class 15, Minor Land Divisions, under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project qualifies for a Class 1-Existing Facilities because the project consists of the conversion of an existing commercial building into commercial condominiums with no new physical development or expansion. No changes are proposed.

The Project also qualifies as a Class 15-Minor Land Division, categorical exemption under State CEQA Guidelines Section 15315, because it involves a subdivision to create four or fewer parcels. The parcel was also not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project site fronts a public street and will be served by existing infrastructure, including public water and sewer. The project site does not contain any sensitive natural resources or other natural features as indicated for Class 15 exemptions.

Since the project consists of the conversion of an existing building into condominiums within an established community; therefore, the project does not propose activity that will have a significant effect on the environment due to unusual circumstances or locational exceptions. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. The project is also not located near a scenic highway, and there is no reasonable possibility that the activity will have

a significant effect on the environment due to unusual circumstances, nor result in cumulative impacts. Therefore, there are no exceptions to the exemptions, and the Project is categorically exempt.

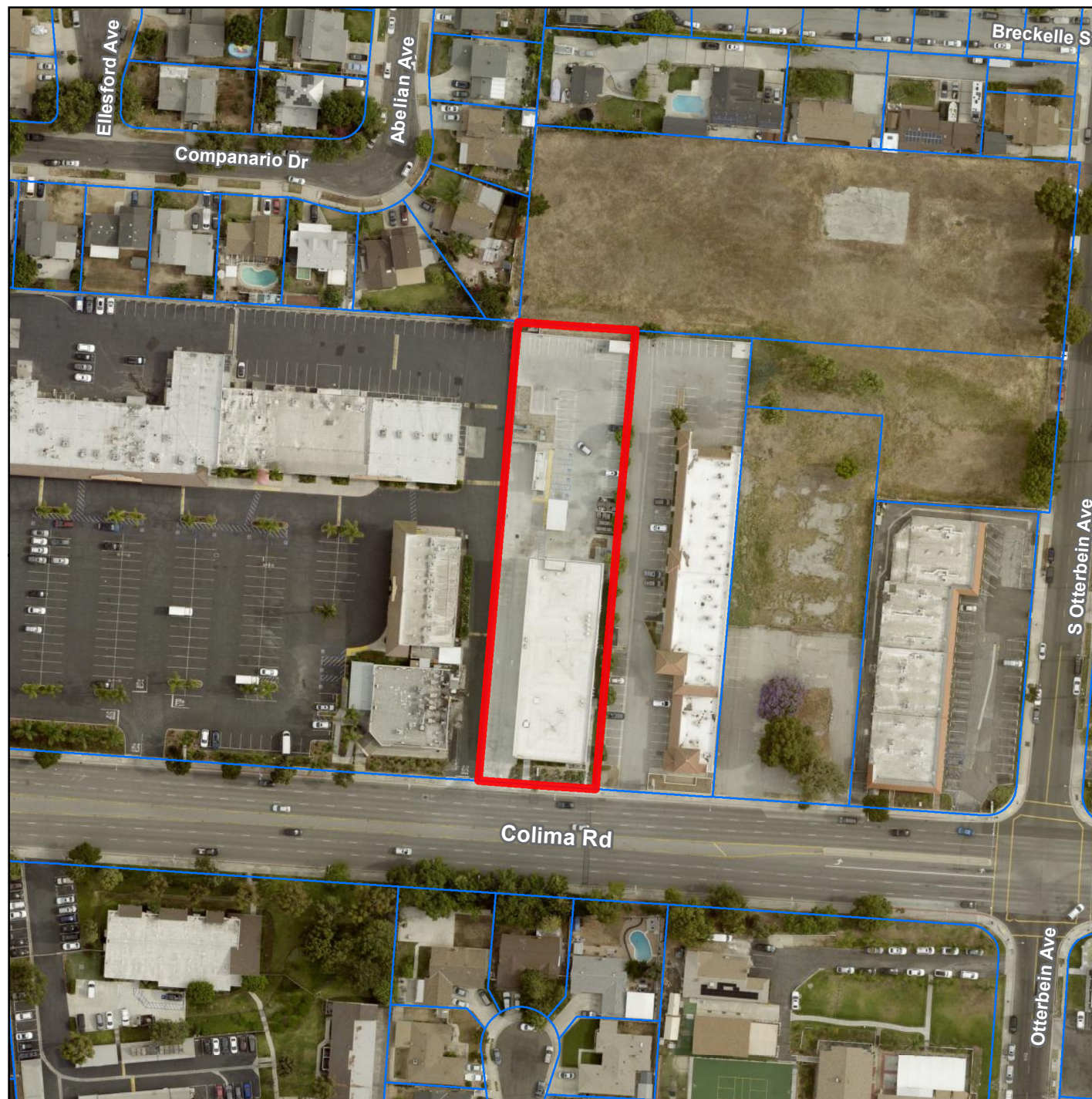
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. R2016-0024103

TR RPPL2016004656

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

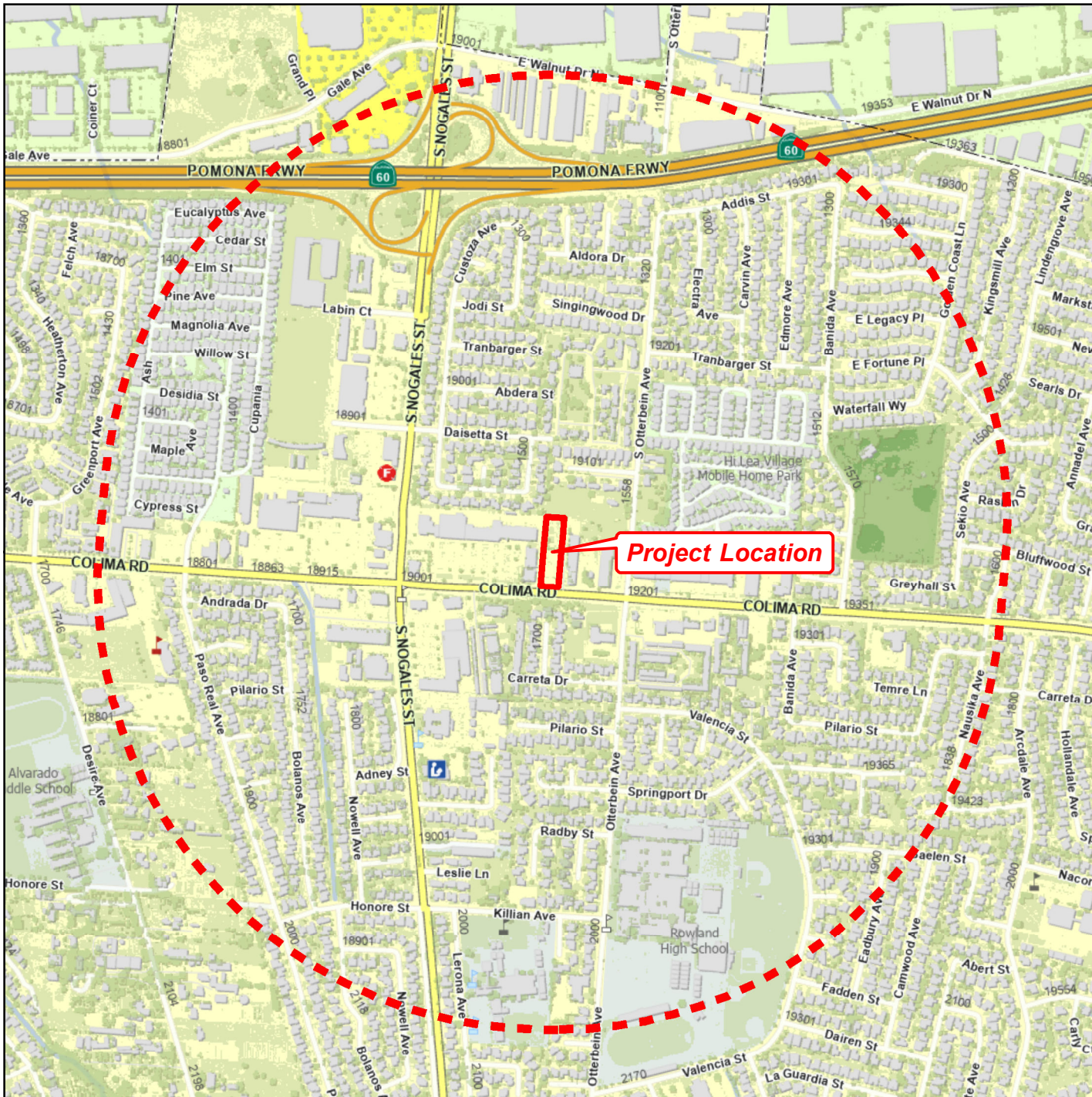


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LA COUNTY
PLANNING

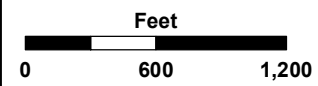
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. R2016-0024103
TR RPPL2016004656



LA COUNTY
PLANNING

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







ROWLAND HEIGHTS

COMMUNITY COORDINATING COUNCIL

WWW.ROWLAND-HEIGHTS.ORG

P.O. Box 8171
Rowland Heights
California 91748

Email:
rhccc4RH@gmail.com

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Corresponding
Secretary:
Charles Rivera

03/2026

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

Attn: Michelle Lynch
(Principal Planner, Subdivisions)

RE: RPPL2016004656 -Project at 19115 and 19117 Colima RD.
Rowland Heights, CA. 91748

Rowland Heights Community Coordinating Council does **NOT OPPOSE** the RPPL2016004656 at 19115 and 19117 Colima Rd. Rowland Heights, Ca. 91748. The RHCCC, after much consideration, does **NOT Oppose** the current office building from being subdivided into individual condominium units.

Thank you for allowing the RHCCC to consider this project

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