



PROJECT NUMBER **HEARING DATE**

PRJ2022-003449

April 23, 2025

REQUESTED ENTITLEMENT

Tentative Parcel Map No. 83053
(RPPL2022010539)

PROJECT SUMMARY

APPLICANT

Erick Bowers, PLS / Jack Little Company

MAP / EXHIBIT DATE

February 15, 2025

OWNER

Sohila Senemar Investments, LLC

PROJECT OVERVIEW

Tentative Parcel Map to create two single-family residential lots on 16,010 gross square feet (0.4 gross acres). Each parcel will be 7,805 gross acres in size (0.2 gross acres). Both parcels will have a 50-foot-wide street frontage and ingress/egress from Eagan Drive, a 60-foot-wide public street. The existing dwelling units labeled as Building No. 1 (Two-story single-family residence and attached single-story two-car garage) and Building No. 2 (Accessory Dwelling Unit) on the Tentative Map will remain. The trees on Parcel No. 1 will remain, as well, as will the existing fences and walls on both parcels. No changes are proposed to the existing sidewalk, driveway approaches, curb and gutter, and drains. No development of grading is proposed as part of the project scope, and Parcel No. 2 will remain vacant at this time.

LOCATION

11824 Eagan Drive, Whittier

ACCESS

Eagan Drive

ASSESSORS PARCEL NUMBER

8031-026-020

SITE AREA

16,010 gross square feet / 0.4 gross acres
15,610 net square feet / 0.4 net acres

GENERAL PLAN

General Plan

ZONED DISTRICT

South Whittier –
Sunshine Acres

PLANNING AREA

Gateway

LAND USE DESIGNATION

H9 (Residential 9 – 0 to 9 Dwelling Units Per Net Acre)

ZONE

A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)

PROPOSED UNITS

Two Lots

MAX DENSITY/UNITS

Four Units

COMMUNITY STANDARDS DISTRICT (“CSD”)

None

ENVIRONMENTAL DETERMINATION (CEQA)

Categorical Exemptions: Class 1 - Existing Facilities and Class 15 - Minor Land Divisions

SUPERVISORIAL DISTRICT

4th

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - [Chapter 21.48](#) (Minor Land Divisions)
 - [Section 22.16.040](#) (Development Standards for the A-1 Zone)

CASE PLANNER:

Erica G. Aguirre, Principal Planner (213) 893 - 7020

PHONE NUMBER:

E-MAIL ADDRESS:

eaguirre@planning.lacounty.gov