

## REPORT TO THE REGIONAL PLANNING COMMISSION

---

DATE ISSUED:	May 1, 2025	
HEARING DATE:	May 14, 2025	AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2020-000433	
PERMIT NUMBER:	Tentative Parcel Map No. 82668 (RPPL2020001873)	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	14943 Fairgrove Avenue, La Puente	
OWNER:	Sunny Wang	
APPLICANT:	Calland Engineering, Inc.	
PUBLIC MEETINGS HELD:	1 of 5	
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is not subject to the IHO because the Project proposes less than five units.	
CASE PLANNER:	Alejandrina Baldwin, Principal Planner <a href="mailto:abaldwin@planning.lacounty.gov">abaldwin@planning.lacounty.gov</a>	

---

### **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 PRJ2020-000433, Tentative Parcel Map No. 82668 (RPPL2020001873) ("PM82668"), 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 PARCEL MAP NO. 82668 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

## **PROJECT DESCRIPTION**

### **A. Entitlement Requested**

- Tentative Parcel Map 82668 ("PM82668") to create two residential lots on 15,425 gross/net square feet (0.4 gross/net acres) ("Project") pursuant to County Code Section 21.48.010 (Minor Land Divisions).

### **B. Project**

PM82668, dated January 21, 2025, depicts two residential lots on 15,425 gross/net square feet (0.4 gross/net acres). Each lot will be 7,712 square feet (0.2 gross acres) in size. The existing single-family residence will remain and has an approximate 39-foot front yard setback, 62-foot rear yard setback, a legal non-conforming three-foot west side yard setback, and 14-foot east side yard setback. The existing single-family residence was constructed in 1949 with a west side yard setback of three feet that is now considered to be legal nonconforming.

PM82668 also depicts an existing porch attached to the existing single-family residence on Lot No. 1 and a detached two-car garage on Lot No. 2, of which both will be demolished and reconstructed as attached to the existing single-family residence on Lot No. 1. The new attached two-car garage will also have a new 15-foot-wide driveway approach. PM82668 also depicts an existing seven-foot-high wooden fence along the west side property line on Lot No. 1 that will be demolished and reconstructed with a 3.5-foot-high fence within the front 20-foot yard setback area. The existing six-foot high block wall along the western, northern (rear), and eastern property lines will remain. An existing three-foot-high block wall within Lot No. 2 will be removed. A new 3.5-foot-high block wall will be constructed on the eastern property line, within the front 20-foot yard setback area of Lot No. 2. Prior to the recordation of the final map, the replacement porch, two-car garage, and reduced height fence on the west side will be reviewed and approved through a separate site plan.

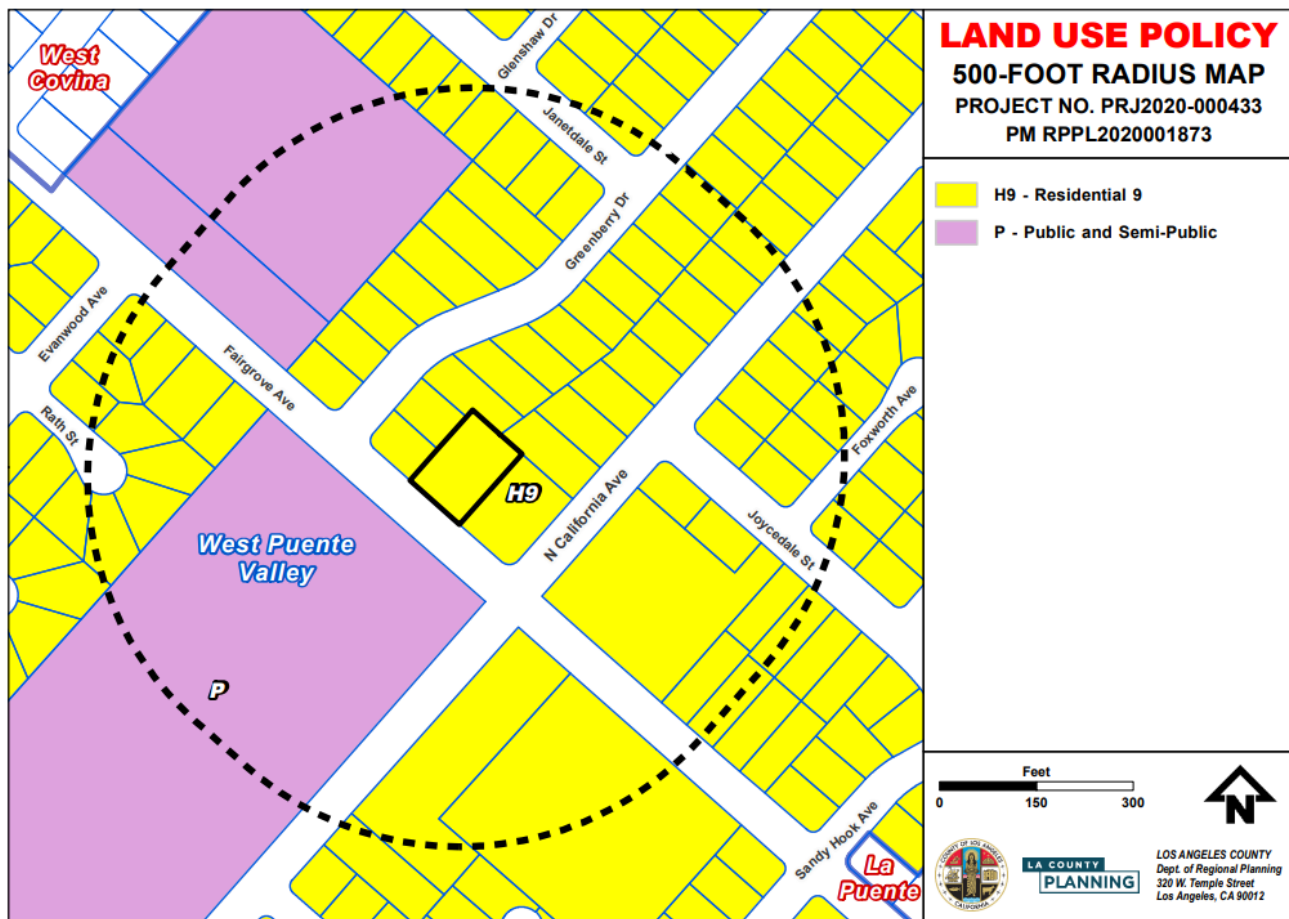
Each lot has a frontage and average width of 52 feet. Each lot will be accessible from Fairgrove Avenue, a 60-foot-wide public street. The existing driveway approach that leads into Lot No. 2 will be removed and replaced with a new curb and gutter. Two trees will be planted in the front yard of Lot No. 1 and two additional trees will be planted on Lot No. 2. A total of 15 cubic yards ("cy") of grading, including 15 cy of cut and 15 cy of export, are proposed.

The Project does not provide affordable housing because it includes less than five units or lots and is therefore not required to provide affordable housing pursuant to the IHO. Furthermore, the Project is not subject to any rental replacement requirements as the existing single-family residence will not be demolished.

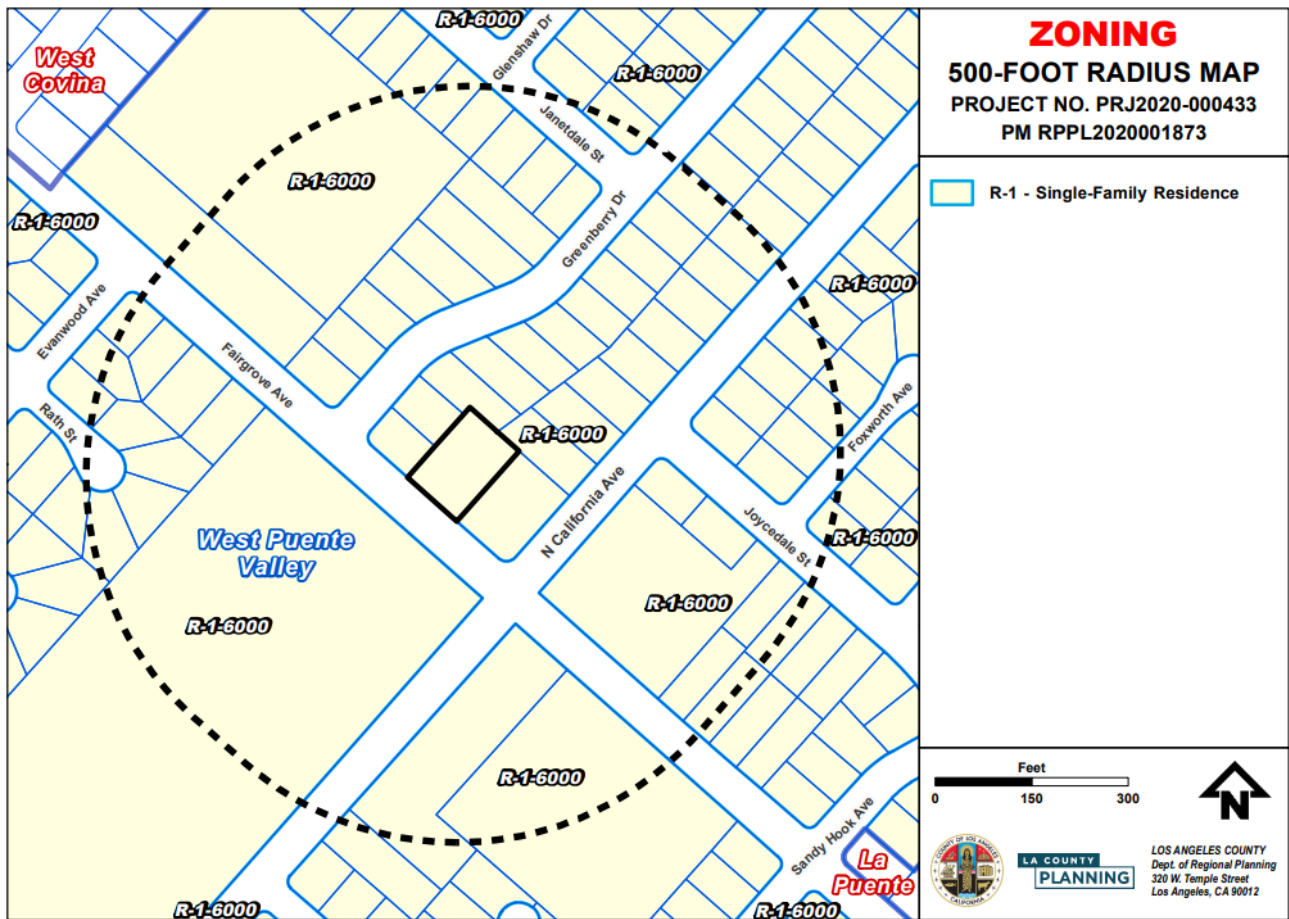
**SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9: 0 to 9 Dwelling Units Per Net Acre)	R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area)	Single-family residence
NORTH	H9	R-1-6,000	Single-family residences
EAST	H9	R-1-6,000	Single-family residences
SOUTH	H9, P (Public)	R-1-6,000	Single-family residences, school
WEST	H9, P	R-1-6,000	Single-family residences, school







**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494_1	None identified	September 12, 1927
5122	R-1-10,000 (Light Agricultural – 10,000 Minimum Required Square Feet)	May 25, 1948
5565	R-1-10,000	July 18, 1950
RPPL2022014158	R-1-6,000 (Single-Family Residence – 6,000 Minimum Required Square Feet)_	June 20, 2024

## B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPPL2018004240	Pre-Application Counseling (previously called One-Stop)	August 21, 2018

## C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RFS2020002104	Trash and debris	Closed August 28, 2020

## ANALYSIS

### A. Land Use Compatibility

The Project is on a flat, rectangular lot in an urbanized area and within the H9 land use designation intended for single-family residences. The Project's maximum density under the H9 land use category is four residential units, and this Project falls within this density. The R-1-6,000 Zone allows for the creation of two new residential lots with minimum required lot sized of 6,000 net square feet. Each proposed lot exceeds this requirement and will be about 7,712 gross square feet each. The Project will demolish an existing attached porch on Lot No. 1 and detached garage on Lot No. 2 and will reconstruct them both on Lot No. 1 to allow for the existing single-family residence to continue to have two covered parking spaces and all accessory structures on its lot. Future development on Lot No. 2 will have to comply with the regulations applicable at that time. Two 15-gallon trees will be planted in each front yard setback area of Lot No. 1 and Lot No. 2, respectively, or bonded for prior to final map recordation.

### B. Neighborhood Impact (Need/Convenience Assessment)

This is a minor land division within an urbanized area with no new development proposed, other than the demolition and reconstruction of a porch, attached two-car garage with new 15-foot-wide driveway approach, and wooden fence. The Project Site is connected to existing utility services for water and sewer, road, and other infrastructure. No significant transportation impacts are anticipated as it is a minor land division, with no new development proposed on Lot No. 2 at this time. The existing single-family residence on Lot No. 1 will remain; however, the porch and wooden fence on Lot No. 1 and existing detached two-car garage on Lot No. 2 will be demolished and reconstructed on Lot No. 1 along with a new 15-foot-wide driveway approach. The existing single-family residence that will remain was legally established and is within the maximum allowed height and required setbacks, except for the west side yard setback as noted. The existing single-family residence was constructed in 1949 with a west side yard setback of

three feet that is now considered to be legal nonconforming. Future development on Lot No. 2 will comply with applicable development and design standards. Each lot will be accessible from Fairgrove Avenue and will provide onsite covered parking in compliance with the applicable parking standards. The lot area, width, length and frontage are similar to the existing surrounding lots. An existing tree located by the rear property line of Lot No. 2 will remain and additional on-site trees in the front yards will be planted in a similar pattern to existing neighborhood trees. The sidewalk in front of both lots will be improved and allow for continuous pedestrian access on the block. The Project does not provide affordable housing because it includes less than five units or lots and is therefore not required to provide affordable housing pursuant to the IHO. Furthermore, the Project is not subject to any rental replacement requirements as the existing single-family residence will not be demolished.

### **C. Design Compatibility**

The Project does not propose development at this time, other than the lot split and replacement porch, garage and replacement fencing. The existing and proposed design of the Project is compatible with the surrounding neighborhood. The Project will maintain the existing single-family residence and replace the attached porch and detached two-car garage onto Lot No. 1. The two-car garage will be developed in compliance with current and applicable development standards that will allow for a consistent community character. The existing surrounding community is developed with similar single-family residences to that of the single-family residence that is to remain on Lot No. 1. The lot size of each lot, that will be about 52 feet by 147 feet, is consistent with other existing lot sizes. Future proposed development, including the porch and garage re-build, will be reviewed and approved for compliance with the East San Gabriel Planning Areas Standards District ("PASD"), Residential Design Ordinance ("RDO"), and applicable development standards for the zone. The porch is consistent with the RDO regulations, as the porch is five feet wide and deep and there are windows adjacent to the door. The porch, fence and two-car garage will be reviewed as part of a separate site plan review prior to final map recordation.

The Project Site is within the PASD which requires additional design standards for Projects with significant ridgelines, biological resources, and commercial and mixed used zones. The Project is zoned is zoned R-1-6,000 and does not need to comply with additional regulations.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the East San Gabriel Valley Area Plan, a component of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

**HOUSING ACCOUNTABILITY (“HAA”) AND HOUSING CRISIS (“SB330”) ACTS**

The HAA applies to this Project. The HAA limits a local government’s ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, Zoning, and development standards.

The HAA limits a local government’s ability to deny, down-size, or render infeasible housing development projects, both affordable and market-rate units. According to the California Department of Housing and Community Development’s, Housing Accountability Act Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development infeasible if it complies with applicable, objective general plan and zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

- 1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).
- 2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact.  
Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys’ fees and could result in substantial fines against the County in a successful court action. A court must award attorneys’ fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of \$10,000 per housing unit proposed by the Project. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disapproving housing development projects.

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took

effect on January 1, 2020, and under SB 8 (effective January 1, 2022), will extend to January 1, 2030. See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of publicly held meetings do not exceed the five-meeting limit. As of January 1, 2020, one meeting occurred on the following dates:

- Regional Planning Commission Hearing held on May 14, 2025.

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements and development standards, except for the existing three-foot west side yard setback that is legal nonconforming. The existing single-family residence was constructed in 1949 with a west side yard setback of three feet that is now considered to be legal nonconforming. The Project is not subject to the IHO because it proposed less than five units or lots. Furthermore, the Project is not subject to any rental replacement requirements as the existing single-family residence will not be demolished. The existing development was legally established through a separate review and approval and complies with all applicable development standards, except the side yard setback as noted, and the replacement porch, two-car garage, and fencing will also be reviewed and approved as part of a separate site plan review in compliance with Title 22 (Planning and Zoning) of the County Code, including the PASD and RDO. Future development will also have to comply with applicable development standards, including the PASD and RDO. 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 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.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 – Existing Facilities, Class 2 – Replacement or Reconstruction, Class 3 – New Construction or Conversion of Small Structures, and Class 15 Exemption – Minor Land Divisions) under the County environmental guidelines and California Environmental Quality Act ("CEQA") Guidelines Section 15301, 15302, 15303, and 15315. The Project is a subdivision to create two residential lots on 0.4 gross/net acres and includes the demolition of the porch attached to the existing single-family residence on Lot No. 1 and the detached two-car garage located on Lot No. 2. The porch and two-car garage will be reconstructed on Lot No. 1 with a new 15-foot-wide driveway approach. The existing driveway approach on Lot No. 2 will be replaced with a new curb and gutter. Also, the seven-foot-high wooden fence along the west side property line of Lot No. 1 will be demolished and reconstructed with a 3.5-foot-high fence in the same location. The Project qualifies for a Categorical Exemption, based on the following:

Class 1 (Existing Facilities): There is an existing single-family residence with a porch and detached two-car garage on the Project Site. The existing single-family residence will remain. The porch, two-car garage, and a wooden fence will be demolished and reconstructed. This minor demolition and reconstruction are less than 40 percent of the floor area of the existing structures prior to demolition and reconstruction. The reconstruction will not expand the current use.

Class 2 (Replacement or Reconstruction): The Project includes a minor demolition and reconstruction of a porch, two-car garage, and wooden fence that is less than 50 percent of the floor area of the structures before their reconstruction. The reconstruction will not expand the current use. The reconstruction of the porch, two-car garage, and wooden fence will be located within the Project Site and will be for the same purpose and capacity as the ones they replace.

Class 3 (New Construction or Conversion of Small Structures): The new porch, two-car garage, and wooden fence are considered small structures as they are accessory to the existing single-family residence that will remain.

Class 15 (Minor Land Divisions): The Project involves the subdivision of an existing lot in an urbanized area zoned for residential, into less than four lots and conforms with the East San Gabriel Valley Area Plan with no variances or exceptions required. The Project Site has access to a public right-of-way and to existing services such as sewer and water; was not involved in a subdivision of a larger lot within the previous two years; and does not have an average slope greater than 20 percent.

The Project is not on a list maintained by the California Department of Toxic Substance Control and Regional Water Quality Control Board and does not contain any registered historic resources. The Project is 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 or cumulative impacts. The Project Site is not in an environmentally sensitive area and there are no exceptions to the exemption. 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 Tentative Parcel Map dated January 21, 2025, the Subdivision Committee cleared the Project for public hearing.



**B. Other Agency Comments and Recommendations**

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


**C. Public Comments**

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

---

Report

Reviewed By:



Josh Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

---

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Tentative Parcel Map dated January 21, 2025
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



LOS ANGELES DEPARTMENT OF  
REGIONAL PLANNING  
1/21/25  
TENTATIVE MAP PM 82668

# TENTATIVE PARCEL MAP NO. 82668

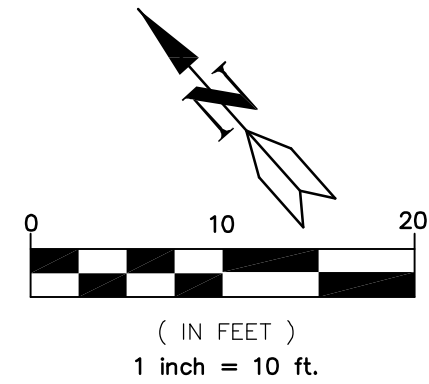
IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES STATE OF CALIFORNIA  
A PORTION OF LOT 361 OF TRACT 606, IN THE CITY OF LA PUENTE, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 142 TO 143, OF MAPS, IN THE COUNTY RECORDER OFFICE  
OF SAID COUNTY.  
APN: 8471-012-001  
FOR SUBDIVISION PURPOSES

OWNER:  
SUNNY WONG  
1611 S. GARFIELD AVE.,  
ALHAMBRA, CA 91801  
(626) 636-5577

PREPARED BY:  
JACK LEE, R.C.E. 40870  
CALLAND ENGINEERING, INC.  
576 E. LAMBERT ROAD  
BREA, CALIFORNIA 92821  
TEL: (714) 671-1050  
FAX: (714) 671-1090

BENCH MARK:  
BENCHMARK NO. G 1102A  
RDBM TAG IN E CB SUNSET AVENUE  
6.5 FT S/O BCR 39 FT E/O CL AND 65 FT  
S/O CL FAIRGROVE AVENUE  
ELEVATION: 330.165'

## VICINITY MAP



### BASIS OF BEARING

CENTERLINE OF FAIRGROVE AVENUE N 48°28'27" W  
PER TRACT NO. 21359, MAP # B - 1068

### PROJECT DESCRIPTION:

OWNER: SUNNY WONG  
1611 S. GARFIELD AVE., ALHAMBRA, CA 91801  
626-636-5577

PROJECT ADDRESS: 14943 FAIRGROVE AVENUE, LA PUENTE, CA 91744  
PROJECT DESCRIPTION: 1 LOT WILL BE SUBDIVIDED INTO 2 LOTS. LOT 1: BUILD A NEW  
DETACHED GARAGE AND RETAIN THE EXISTING 1-STORY BUILDING.  
LOT 2: DEMOLISH THE EXISTING BUILDING.

EXISTING LOT: 1  
PROPOSED PARCEL: 2  
A.P.N.: 8471-012-001  
EXISTING ZONING: A-1-6000 (LIGHT AGRICULTURE)  
PROPOSED ZONING: A-1-6000 (LIGHT AGRICULTURE)  
LAND USE DESIGNATION: H-8 (RESIDENTIAL 0-8 DU/AC)  
COMMUNITY STANDARD DISTRICT: N/A

AREAS:  
PARCEL 1: GROSS: 7,712.635 S.F. (0.177 ACRE)  
NET: 7,712.635 S.F. (0.177 ACRE)  
PARCEL 2: GROSS: 7,712.635 S.F. (0.177 ACRE)  
NET: 7,712.635 S.F. (0.177 ACRE)

TOTAL: GROSS: 15,425.27 S.F. (0.354 ACRE)  
NET: 15,425.27 S.F. (0.354 ACRE)

### EARTHWORK QUANTITIES:

CUT: 15 CY  
EXPORT: 15 CY  
FILL: 0 CY

### SPECIAL NOTES:

THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING  
PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES  
PRIOR TO START OF GRADING

### NOTES:

- EXISTING FENCE TO BE REMOVED
- EXISTING FENCE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- EXISTING GARAGE TO BE REMOVED
- EXISTING HOUSE TO REMAIN
- EXISTING GAS METER TO REMAIN
- EXISTING PORCH TO BE REMOVED
- EXISTING STREET SIGN TO REMAIN
- EXISTING DRIVEWAY APPROACH TO BE REMOVED AND PROPOSED SIDEWALK PER SPPWC  
STD. 112-2 AND 113-2
- RELOCATE EXISTING WATER METER, NEW LOCATION TO BE APPROVED BY WATER COMPANY
- EXISTING 6" SEWER LATERAL TO BE REMOVED
- PROPOSED 6" SEWER LATERAL
- NEW WATER METER, EXACT LOCATION TO BE DETERMINED BY WATER COMPANY
- PROPOSED NEW COVERED PORCH
- INSTALL RAIN BARRELS (50 GAL/ BARREL), PER LID TABLE
- PLANT TREE (15-GAL TREE), PER LID TABLE
- INSTALL DRAINAGE PIPE
- INSTALL AREA DRAIN
- INSTALL CATCH BASIN
- INSTALL PARKWAY DRAIN PER SPPWC STD. PLAN 151-3
- PROPOSED NEW CURB AND GUTTER PER SPPWC STD. 120-3, TYPE A2-8(200)
- PROPOSED NEW DRIVEWAY APPROACH PER SPPWC STD. 110-2, TYPE B, WIDTH = 15'
- PROPOSED NEW 6" HIGH CONCRETE BLOCK WALL
- EXISTING BLOCK WALL TO BE REMOVED
- REDUCE EXISTING 7' WOOD FENCE TO A MAXIMUM HEIGHT OF 3.5'
- PROPOSED NEW 3.5' HIGH CONCRETE BLOCK WALL
- EXISTING BUILDING TO BE REMOVED

PRIOR TO BUILDING PERMITS, TWO (2) TYPES OF LID WILL BE  
INTEGRATED INTO THE SITE DESIGN:

- RAIN BARRELS
- LANDSCAPING AND LANDSCAPE IRRIGATION

### UTILITIES:

CABLE  
WATER  
SEWER  
GAS  
ELECTRICAL  
TELEPHONE  
SCHOOL  
FIRE  
SHERIFF  
TRASH

- CHARTER COMMUNICATIONS  
- SUBURBAN W SYSTEMS-SAN JOSE HILLS DISTRICT-SJH  
- LINE OWNER CITY AND MAINTAIN BY COUNTY  
- THE GAS COMPANY  
- SOUTHERN CALIFORNIA EDISON  
- PACIFIC BELL  
- HACIENDA-LA PUENTE UNIF SCHOOL  
- FIRE STA LACO 26  
- INDUSTRY SHERIFF DEPT.  
- ATHENS DISPOSAL COMPANY

### NOTE:

WASTE WATER WILL BE DISPOSED FROM JOB SITE TO THE  
EXISTING MAIN BY GRAVITY.

### LEGEND:

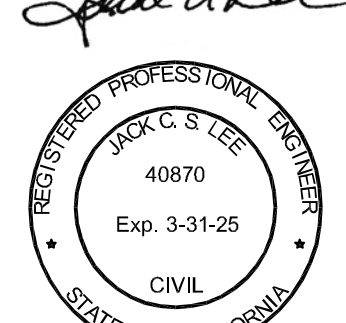
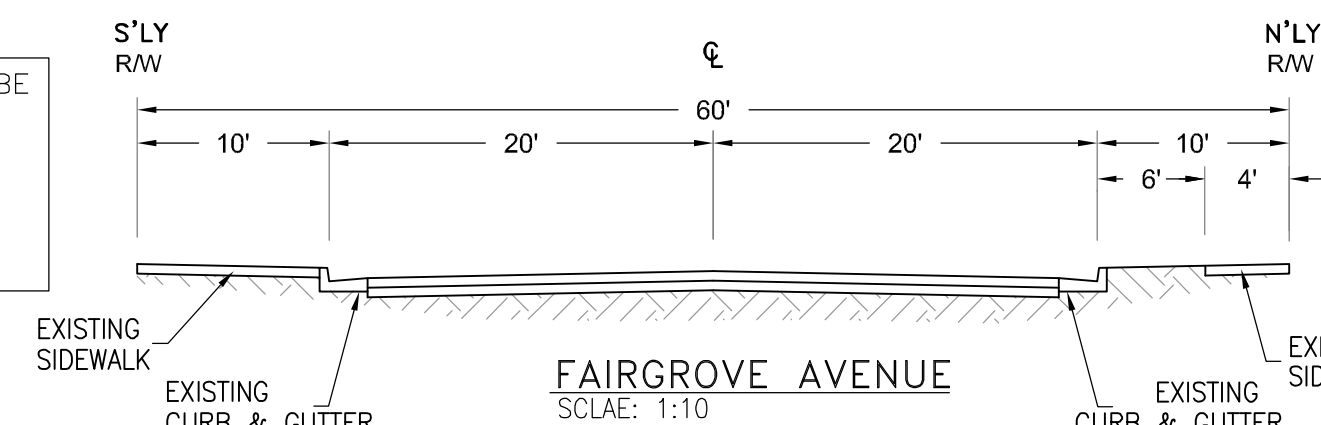
—	FIRE HYDRANT	GM	—	GAS METER
—	EDGE PAVEMENT	ET	—	TRANSFORMER, ELECTRIC
—	WATER VALVE	INV.	—	INVERT
—	METER, PULL BOX	NG	—	NATURAL GROUND
—	SIGN	PA	—	PLANTER AREA
—	CONCRETE	PL	—	PROPERTY LINE
—	BLOCK WALL	TR	—	TOP MANHOLE RIM
—	STREET LIGHT	R/W	—	RIGHT OF WAY
—	WOOD FENCE (WDF)	SMH	—	SANITARY SEWER MANHOLE
—	WROUGHT IRON FENCE (WIF)	TS	—	TOP OF STEPS
—	CHAINLINK FENCE (CLF)	TC	—	TOP OF CURB
—		TG	—	TOP OF GRATE
—		TW	—	TOP OF WALL
—		TX	—	TOP OF "X"
—		WIF	—	WROUGHT IRON FENCE
—		WM	—	WATER METER
—		WV	—	WATER VALVE
—		EPB	—	ELECTRIC PULL BOX
—		GI	—	GRATE INLET
—		AIRC	—	AIR CONDITIONER
—		UC	—	UNDER CONSTRUCTION
—		( )	—	EXISTING ELEVATION

CONTOUR INTERVAL = 1 FOOT

NO EXISTING AND  
PRIVATE EASEMENT

NO OAK TREE ONSITE

LACFCD IS NOT TO MAINTAIN ANY  
DRAINAGE DEVICES



### RELEASED

### REVISIONS

PROJECT LOCATION:  
14943 FAIRGROVE AVE.,  
LA PUENTE, CA 91744

DRAWN: N.T./PS  
CHECKED:  
DATE: 01/21/2025  
JOB NO.: 17-086-025  
SCALE: 1"=10'  
FILE NAME:

# T-1

SHEET 1 OF 1 SHT.



**PROJECT NUMBER**

PRJ2020-000433

**HEARING DATE**

05/14/2025

**REQUESTED ENTITLEMENT**

Tentative Parcel Map No. 82668 (RPPL2020001873)

## PROJECT SUMMARY

**OWNER / APPLICANT**

Sunny Wang / Calland Engineering, Inc.

**MAP/EXHIBIT DATE**

01/21/2025

**PROJECT OVERVIEW**

A Tentative Parcel Map to create two single-family residential lots on 15,425 gross/net square feet (0.4 gross/net acres). The existing single-family residence on Lot No. 1 will remain. The existing attached porch and seven-foot wooden fence on Lot No. 1 and the detached two-car garage will be demolished and reconstructed on Lot No. 1. The new attached two-car garage will have a 15-foot-wide driveway approach. The proposed grading is 15 cubic yards ("cy") of cut, 0 cy of fill, and 15 cy of export, for a total of 15 cy of earthwork.

**LOCATION**

14943 Fairgrove Avenue, La Puente

**ACCESS**

Fairgrove Avenue

**ASSESSORS PARCEL NUMBER**

8471-012-001

**SITE AREA**

15,425 gross/net square feet (0.4 gross/net acres)

**GENERAL PLAN / LOCAL PLAN**

East San Gabriel Valley Area Plan

**ZONED DISTRICT**

Puente

**PLANNING AREA**

East San Gabriel Valley

**LAND USE DESIGNATION**

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

**ZONE**

R-1-6000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area)

**PROPOSED UNITS**

2 lots

**MAX DENSITY/UNITS**

4 units

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)****SUPERVISORIAL DISTRICT**

Categorical Exemptions: Class 1 - Existing Facilities, 1  
Class 2 - Replacement or Reconstruction,  
Class 3 - New Construction or Conversion of Small  
Structures, and Class 15 - Minor Land Divisions

**KEY ISSUES**

- Consistency with the East San Gabriel Valley Area Plan.
- Satisfaction with the following portions of Title 22 of the Los Angeles County Code:
  - Chapter 21.48 (Minor Land Divisions)
  - Section 22.18.040 (Development Standards for Residential Zones)
  - Chapter 22.366 (East San Gabriel Valley Planning Areas Standards District)

**CASE PLANNER:**

Alejandrina Baldwin

**PHONE NUMBER:**

(213) 647 - 2464

**E-MAIL ADDRESS:**[abaldwin@planning.lacounty.gov](mailto:abaldwin@planning.lacounty.gov)

**LOS ANGELES COUNTY**  
**DEPARTMENT OF REGIONAL PLANNING**  
**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION**  
**AND ORDER**  
**PROJECT NO. PRJ2020-000433**  
**TENTATIVE PARCEL MAP NO. 82668 (RPPL2020001873)**

**RECITALS**

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on May 14, 2025, in the matter of Project No. **PRJ2020-000433**, consisting of Tentative Parcel Map No. 82668 (RPPL2020001873) ("PM82668") ("Project").
2. **HEARING PROCEEDINGS.** *Reserved*
3. **ENTITLEMENT REQUESTED.** The subdivider, Sunny Wang ("subdivider"), requests PM82668 to authorize the creation of two lots on 15,425 gross/net square feet (0.4 gross/net acres) pursuant to County Code Chapter 21.48 (Minor Land Divisions).
4. **ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
5. **LOCATION.** The Project is located at 14943 Fairgrove Avenue within the Puente Zoned District within the East San Gabriel Valley Planning Area ("Project Site").
6. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9: 0 to 9 Dwelling Units Per Net Acre) land use category of the East San Gabriel Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is currently zoned R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area).
8. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	R-1-6,000	Single-family residences
EAST	H9	R-1-6,000	Single-family residences
SOUTH	H9, P (Public)	R-1-6,000	Single-family residences, school
WEST	H9, P	R-1-6,000	Single-family residences, school

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

A. Existing Site Conditions

The Project Site is 15,425 gross/net square feet (0.4 gross/net acres) in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a single-family residence, detached two-car garage, and fences and walls along the property lines.

B. Site Access

The Project Site is accessible via Fairgrove Avenue, a 60-foot-wide public street. Lot No. 1 will improve the driveway on Fairgrove Avenue that will lead to a new two-car garage. The existing driveway cut on Lot No. 2 will be removed and future development will construct a driveway as necessary.

C. Tentative Map

PM82668, dated January 21, 2025, depicts two residential lots on 15,425 gross/net square feet (0.4 gross/net acres). Each lot will be 7,712 square feet (0.2 gross acres) in size. The existing single-family residence will remain and has an approximate 39-foot front yard setback, 62-foot rear yard setback, a legal nonconforming three-foot west side yard setback, and 14-foot east side yard setback. The existing single-family residence was constructed in 1949 with a west side yard setback of three feet that is now considered to be legal nonconforming.

PM82668 depicts an existing porch attached to the existing single-family residence on Lot No. 1 and a detached two-car garage on Lot No. 2, that will both be demolished and reconstructed attached to the existing single-family residence on Lot No. 1. The new attached two-car garage will also have a new 15-foot-wide driveway approach. PM82668 also depicts an existing seven-foot-high wooden fence along the west side property line on Lot No. 1 that will be demolished and reconstructed with a 3.5-foot-high fence within the front 20-foot yard setback area. The existing six-foot-high block wall along the western, northern (rear), and eastern property lines will remain. An existing three-foot-high block wall within Lot No. 2 will be removed. A new 3.5-foot-high block wall will be constructed on the eastern property line, within the front 20-foot yard setback area of Lot No. 2. Prior to the recordation of the final map, the replacement porch, two-car garage and reduced height fence along the west side will be reviewed and approved through a separate site plan.

Each lot has a frontage and average width of 52 feet. Each lot will be accessible from Fairgrove Avenue, a 60-foot-wide public street. The existing driveway approach that leads into Lot No. 2 will be removed and replaced with a new curb and gutter. Two trees will be planted in the front yard of Lot No. 1 and two additional trees will be planted on Lot No. 2. A total of 15 cubic yards ("cy") of grading, including 15 cy of cut and 15 cy of export, are proposed.

D. Planning Area Standards District ("PASD")

The Project Site is within the East San Gabriel Valley PASD which requires additional design standards for projects with significant ridgelines, biological resources, and commercial and mixed used zones. The Project is zoned R-1-6,000 and does not need to comply with additional regulations.

E. Affordable Housing

The subdivider is not providing an affordable component. No density bonus or incentives/waivers are requested by the subdivider; therefore, a housing permit is not required. Furthermore, the Project is not subject to the Inclusionary Housing Ordinance ("IHO") as it does not meet the baseline density required by the IHO and is not located within a sub-market area where the IHO is applicable. Additionally, rental replacement is not required as the existing single-family residence will not be demolished.

F. Parking

The Project will provide two covered parking spaces on Lot No. 1 for the existing single-family residence that will remain. The existing two-car garage will be demolished and reconstructed prior to recordation of the final map. Any future development proposed on Lot No. 2 would be reviewed and approved under a separate review and required to comply with applicable parking requirements.

G. Oak Trees

There are no oak trees on the Project Site.

**10. CEQA DETERMINATION.**

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") Staff determined that the Project qualified for a Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction), Class 3 (New Construction or Conversion of Small Structures), and Class 15 (Minor Land Divisions), categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines Sections 15301, 15302, 15303, and 15315, and the Environmental Document Reporting Procedures and Guidelines for the County, as the Project is a subdivision to create two residential lots on 0.4 gross/net acres and includes the demolition of the porch attached to the existing single-family residence on Lot No. 1 and the detached two-car garage located on Lot No. 2. The porch and two-car garage will be reconstructed on Lot No. 1 with a new 15-foot-wide driveway approach. The existing driveway approach on Lot No. 2 will be replaced with a new curb and gutter. Also, the seven-foot-high wooden fence along the west side property line of Lot No. 1 will be demolished and reconstructed with a 3.5-foot-high fence in the same location. The Project qualifies for a Categorical Exemption, based on the following:



Class 1 (Existing Facilities): There is an existing single-family residence with a porch and detached two-car garage on the Project Site. The existing single-family residence will remain. This minor demolition and reconstruction are less than 40 percent of the floor area of the existing structures prior to demolition and reconstruction. The reconstruction will not expand the current use.

Class 2 (Replacement or Reconstruction): The Project includes a minor demolition and reconstruction of a porch, two-car garage, and wooden fence that is less than 50 percent of the floor area of the structures before their reconstruction. The reconstruction will not expand the current use. The reconstruction of the porch, two-car garage, and wooden fence will be located within the Project Site and will be for the same purpose and capacity as the ones they replace.

Class 3 (New Construction or Conversion of Small Structures): The new porch, two-car garage, and wooden fence are considered small structures as they are accessory to the existing single-family residence that will remain.

Class 15 (Minor Land Divisions): The Project involves the subdivision of an existing lot in an urbanized area zoned for residential, into less than four lots and conforms with the East San Gabriel Valley Area Plan with no variances or exceptions required. The Project Site has access to a public right-of-way and to existing services such as sewer and water; was not involved in a subdivision of a larger lot within the previous two years; and does not have an average slope greater than 20 percent.

The Project is not on a list maintained by the California Department of Toxic Substance Control and Regional Water Quality Control Board and does not contain any registered historic resources. The Project is 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 or cumulative impacts. The Project Site is not in an environmentally sensitive area and there are no exceptions to the exemption. 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. Therefore, Staff recommends that the Regional Planning Commission determine that the Project is categorically exempt from CEQA.

**11. PUBLIC COMMENTS.** No comments have been received at the time of writing.

**12. AGENCY RECOMMENDATIONS.** 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 Parcel Map dated January 21, 2025.

13. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing by mail, and newspaper (La Puente Valley Journal), and property posting. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On April 2, 2025, and April 7, 2025, Staff mailed a total of 334 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within 1,000-foot radius from the Project Site. This mailing also included 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

#### **GENERAL PLAN CONSISTENCY FINDINGS**

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the H9 land use designation is intended for single-family residential uses, a category into which this Project falls. The Commission further finds that the Project promotes the future potential for the development of new housing units, such as a single-family residence, maximizing the allowable density in a developed community already serviced by public water and sewer infrastructure. The Project also includes the improvement of a sidewalk along the property frontage which supports pedestrian-friendly development.
15. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:

*Goal LU 4: Infill development and redevelopment that strengthens and enhances communities. Policy LU4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

The Project is currently underutilized as it is developed with one single-family residential unit and has a maximum density potential of four units. The Project will create an additional residential lot that will allow at least one additional dwelling unit on the Project Site. The existing driveway approach that leads into Lot No. 2 will be removed and replaced with a new curb and gutter which will improve the sidewalk.

*Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities. Policy LU 5.1: Encourage a mix of residential land use designations and regulations that accommodate various densities, building types and styles. Policy LU 5.3: Support a mix of land uses that promote bicycling and walking and reduce Vehicle-Miles Travelled (VMT).*

The Project will create two residential lots and maintain the existing single-family residence. By maintaining an existing unit and creating a new lot with potential to develop a new unit, it will increase the density on the Project Site and potential for future residents to walk or

bicycle to nearby services and school instead of driving and further reducing VMTs in the community. .

*Goal LU 10: Well-designed and healthy places that support a diversity of built environments.*  
*Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.*

The Project will demolish a detached two-car garage on Lot No. 2 and construct a new two-car garage on Lot No. 1, which will allow for at least one new future residential structure on Lot No. 2. The existing porch and two-car garage, which will be reconstructed on Lot No. 1 with the existing single-family residence, will have to comply with applicable development standards including the PASD and the RDO, which address compatibility of architectural features of new development.

The Commission also finds that the Project is consistent with the following policies of the Area Plan:

*Policy LU-1.1: Sustainable Growth. Plan for the orderly and sustainable growth of the East San Gabriel Valley. Focus growth within a mile from major transit stops, a half mile from high-quality transit corridors, and a quarter mile from established or new commercial centers where there is access to existing or proposed frequent transit and everyday services within walking and biking distance.*

The Project Site is located less than half a mile from a high-quality transit corridor which will allow for future residents to walk from the Project Site to public transportation and support sustainable growth.

*Policy LU-1.5: Complementary Growth. Accommodate growth in a way that complements community scale and character, while accommodating for a diversity of land uses.*

The Project Site is about 0.4 gross acres and larger than other surrounding lots. The creation of two lots from this area will be consistent in lot area with other lots in the surrounding neighborhood.

#### **SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS**

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-1-6,000 zoning classification as single-family homes are permitted in such zone pursuant to

County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

17. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.130 (Required Area and Width) as the Project Site is on a lot that is 0.4 gross/net acres (15,425 gross/net square feet), which exceeds the required minimum lot area of 6,000 net square feet required by the R-1-6,000 zoning. The Project also meets the average width requirement of 50 feet pursuant to County Code Section 21.24.240 (Area and width – Requirements generally). The Project Site is 104.5 feet in width and each lot will be about 52.2 feet wide in compliance with these requirements.
18. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage) that requires a minimum that is equal to or greater than the average lot width. Each lot provides 52.5 feet of street frontage, as the minimum width is 50 feet as noted in the finding above.
19. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.18.040 (Development Standards for Residential Zones), except as otherwise noted herein. Lot No. 1 has an existing single-family residence that will remain and provides an approximate 39-foot front yard setback, 62-foot rear yard setback, a legal nonconforming three-foot west side yard setback, and 14-foot east side yard setback. The required yard setback requirements are 20 feet for the front, five feet for the sides, and 15 feet for the rear. The existing single-family residence was constructed in 1949 with a west side yard setback of three feet that is now considered to be legal nonconforming. The existing attached porch and wooden fence on Lot No. 1 and two-car garage on Lot No. 2 will be demolished and reconstructed on Lot No. 1. Development on Lot No. 2 is not proposed at this time. The proposed replacement porch and garage will be required to comply with minimum setbacks of 20 feet in the front and five feet on the side, and will be reviewed for compliance as part of a separate site plan review prior to final map recordation. Future development and construction of the Project will be reviewed for compliance with the applicable code requirements.
20. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.18.040 (Development Standards for Residential Zones). The single-family residence on Lot No. 1 that is to remain is one story and under the height maximum of 35 feet. Future development and construction of the Project will be reviewed for compliance with the applicable code requirements, including development on Lot No. 2.
21. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings), that requires 10 feet of building separation. The two-car garage on Lot No. 2 will be demolished and rebuilt on Lot No. 1. The proposed replacement garage will be required to comply with

setback requirements (which are six feet from the single-family residence if not attached, five feet from the west side yard setback, and 20 feet in the front yard setback) and will be reviewed for compliance as part of a separate site plan review prior to final map recordation. Future development and construction of the Project will be reviewed for compliance with the applicable code requirements.

22. **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 existing seven-foot-high wood fence along the west side property line will be removed and rebuilt at a maximum height of 3.5 feet within the front 20 feet of Lot No. 1 and removed prior to final map recordation. The existing six-foot high block wall along the west (side), north (rear), and east (side) property line will remain. An existing three-foot-high block wall within Lot No. 2 will be removed. A new 3.5-high-high cement block wall will be constructed on the eastern property line within the front yard area or first 20 feet from the front property line of Lot No. 2. Removal and reconstruction of the fences and walls will be reviewed for compliance prior to final map recordation. Future development and construction of the Project will be reviewed for compliance with the applicable code requirements.
23. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.120.070 (Required Parking Spaces), that requires two covered parking spaces per residential unit. The two-car garage on Lot No. 2 will be demolished and rebuilt on Lot No. 1. Lot No. 2 will be vacant. Future development and construction of the Project will be reviewed for compliance with the applicable code requirements prior to final map recordation.
24. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.48.010 (Minor Land Divisions). A total of 15 cubic yards ("cy") of grading, including 15 cy of cut and 15 cy of export, are proposed.
25. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees), which require that a tree be planted for every 25 feet of street frontage. The Project has 104.5 feet of street frontage and is required to provide at four trees. This shall be reviewed and approved and/or bonded for prior to final map recordation as a condition of approval.
26. **RESIDENTIAL DESIGN.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.520 (Residential Design Standards). The existing development is not subject to these design standards as it was already built prior to when these went into effect. The proposed porch, wooden fence, and two-car replacement garage, however, will be reviewed for compliance with the applicable residential design standards. Future development on Lot No. 2 will be reviewed for compliance with these and other applicable code requirements. The proposed porch depicted on the tentative map is

consistent with RDO Table 22.140.520-B (Entryway Articulation For Single Units) as it is five feet wide and deep and there are windows adjacent to the door and the garage. The replacement porch, two-car garage, and fencing, will be reviewed for compliance and approved as part of a separate permit, prior to final map recordation.

27. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the Project is consistent with County Code Chapter 22.366 (East San Gabriel Valley PASD), as there are no design-specific regulations that must be implemented for residential uses within the R-1-6,000 Zone.
28. **INCLUSIONARY OR REPLACEMENT UNITS.** The Commission finds that County Code Chapter 22.121 (Inclusionary Housing does not apply to this Project because it proposed less than five lots or dwelling units. Furthermore, the Commission finds that the Project is not subject to the County's Affordable Housing Replacement requirements pursuant to County Code Chapter 22.119 (Affordable Housing Replacement), since the existing dwelling unit will not be demolished, therefore replacement is not required as part of this Project.

#### **TENTATIVE PARCEL MAP SPECIFIC FINDINGS**

29. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project will maximize the existing density potential by creating two lots in an urbanized area; connecting to existing public water and sewer services as well as existing road and other infrastructure; and providing sufficient vehicular access, parking, and pedestrian connectivity.
30. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The Project includes the demolition and reconstruction of an existing attached porch, wooden fence and detached two-car garage on Lot No. 1 to accommodate the proposed lot split. The existing single-family residence will remain and a new, attached porch, two-car garage, and 15-foot-wide driveway approach will be constructed on Lot No. 1. Lot No. 2 will be vacant, and future development will have to comply with applicable development standards. The creation of two lots will not change the existing allowable maximum density of the Project Site but will potentially accommodate additional housing units to maximize the allowable density, such as a new single-family residence on Lot No. 2. The lot design is similar to the surrounding neighborhood lot design in regard to shape and size. The Project Site is serviced by existing public water, sewer, road, and other infrastructure which aligns with the goals and policies to provide more infill development opposed to greenfield development.
31. **The Commission finds that the site is physically suitable for this type of development.** The Project Site is sufficient size to accommodate the creation of two new lots. The existing single-family residence on Lot No. 1 will remain while meeting the applicable development



standards such as the requirements for parking, setbacks (except for the three-foot-side west side legal nonconforming existing setback), and height. The Project Site is not within a Significant Ecological Area or Very High Fire Hazard Severity Zone.

32. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project Site is within the H9 land use category that allows a maximum density potential of four dwelling units, and is served by public water and sewer as well as has access to a public street in an urbanized area. The Project Site can accommodate the creation of two new lots while still allowing the existing single-family residence to remain.
33. **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 will maintain one tree at the rear of Lot No. 2; there are no oak trees on the Project Site. The existing single-family residence will remain on Lot No. 1. There are no sensitive biological resources, including oak trees, identified on the Project Site. The grading proposed is minimum and includes a total of 15 cubic yards of earthwork.
34. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The Project Site has one single-family residence that will remain on Lot No. 1 and a porch and detached two-car garage that will be reconstructed on Lot No. 1. The existing driveway approach that leads into Lot No. 2 will also be removed and replaced with a new curb and gutter. The demolition and reconstruction are minor in size, and will provide the required setbacks (except for the existing non-conforming west side yard setback that is at three feet. The reconstruction of the garage will allow for the existing single-family residence to continue to provide two covered parking spaces. As part of the County Subdivision Committee review, the County Department of Public Health reviewed the Project requiring proof of connections to existing water and sewer utilities and cleared the Project. Future development will be reviewed with applicable regulations in effect at that time, including the replacement porch and two-car garage.
35. **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 any existing nor any proposed easements and so no portion of the Project Site is inaccessible. The Project is not adjacent to protected open spaces or public spaces other than the public street in which pedestrian walkways have access to and from.

#### **ENVIRONMENTAL FINDINGS**

36. 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), Section 15302 (Class 2 – Replacement or Reconstruction), Section 15303 (Class 3 – New Construction

or Conversion of Small Structures), and Section 15315 (Class 15 – Minor Land Divisions categorical exemption). The Project is a subdivision to create two residential lots on 0.4 gross/net acres and includes the demolition of the porch attached to the existing single-family residence on Lot No. 1 and the detached two-car garage located on Lot No. 2. The porch and two-car garage will be reconstructed on Lot No. 1 with a new 15-foot-wide driveway approach. The existing driveway approach on Lot No. 2 will be replaced with a new curb and gutter. Also, the seven-foot-high wooden fence along the west side property line of Lot No. 1 will be demolished and reconstructed with a 3.5-foot-high fence in the same location. The Project qualifies for a Categorical Exemption, based on the following:

Class 1 (Existing Facilities): There is an existing single-family residence with a porch and detached two-car garage on the Project Site. The existing single-family residence will remain. This minor demolition and reconstruction are less than 40 percent of the floor area of the existing structures prior to demolition and reconstruction. The reconstruction will not expand the current use.

Class 2 (Replacement or Reconstruction): The Project includes a minor demolition and reconstruction of a porch, two-car garage, and wooden fence that is less than 50 percent of the floor area of the structures before their reconstruction. The reconstruction will not expand the current use. The reconstruction of the porch, two-car garage, and wooden fence will be located within the Project Site and will be for the same purpose and capacity as the ones they replace.

Class 3 (New Construction or Conversion of Small Structures): The new porch, two-car garage, and wooden fence are considered small structures as they are accessory to the existing single-family residence that will remain.

Class 15 (Minor Land Divisions): The Project involves the subdivision of an existing lot in an urbanized area zoned for residential, into less than four lots and conforms with the East San Gabriel Valley Area Plan with no variances or exceptions required. The Project Site has access to a public right-of-way and to existing services such as sewer and water; was not involved in a subdivision of a larger lot within the previous two years; and does not have an average slope greater than 20 percent.

The Project is not on a list maintained by the California Department of Toxic Substance Control and Regional Water Quality Control Board and does not contain any registered historic resources. The Project is 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 or cumulative impacts. The Project Site is not in an environmentally sensitive area and there are no exceptions to the exemption.

**ADMINISTRATIVE FINDINGS**

37. **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

38. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. One meeting occurred on the following date:

- Commission Hearing held on May 14, 2025.

39. **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, 13<sup>th</sup> 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 map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The site is physically suitable for this type of development since the Project complies with all development standards of the R-1-6,000 zoning.
- D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed R-1-6,000 zoning.
- 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 since sewage disposal, storm drainage, fire protection, and geologic and soils factors.

- G. 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.

**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), Section 15302 (Class 2 – Replacement or Reconstruction), Section 15303 (Class 3 – New Construction or Conversion of Small Structures), and Section 15315 (Class 15 Exemption – Minor Land Divisions categorical exemption); and
2. Approves **TENTATIVE PARCEL MAP NO. 82668 (RPPL2020001873)**, subject to the attached conditions.

**ACTION DATE: May 14, 2025**

JSH:EGA:ACB  
5/01/2025

c: Each Commissioner/Hearing Officer

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2020-000433  
TENTATIVE PARCEL MAP NO. 82668 (RPPL2020001873)**

**PROJECT DESCRIPTION**

The Project is a Tentative Parcel Map to create two single-family residential lots on 15,425 gross/net square feet (0.4 gross/net acres). The existing single-family residence on Lot No. 1 will remain. The existing attached porch on Lot No. 1 and the detached two-car garage on Lot No. 2 will be demolished and reconstructed on Lot No. 1. The new attached two-car garage will have a 15-foot-wide driveway approach. Grading proposed is 15 cubic yards ("cy") of cut, 0 cy of fill, and 15 cy of export, for a total of 15 cy of earthwork. The Project is subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, 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 Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. 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. The Subdivider 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 Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. 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. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider 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 Subdivider, 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. **Tentative Parcel Map No. 82668 shall expire on May 14, 2027.** 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. 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 Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
9. 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 Subdivider 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 \$456 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 and may be conducted



utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

10. 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 Chapter 22.238 of the County Code.
11. 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").
12. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
13. 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, or an approved Amendment Map.
14. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises. 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 Subdivider 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 PARCEL MAP SPECIFIC CONDITIONS**

15. This grant shall authorize the creation of two lots on 15,425 gross/net square feet (0.4 gross acres), as depicted on the Tentative Parcel Map dated January 21, 2025.
16. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached County Subdivision Committee Reports (Tentative Parcel Map dated January 21, 2025), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

**Grading**

17. The Subdivider shall not obtain any grading permit for the Project prior to the recordation of the final map, unless otherwise authorized by the Director of LA County Planning ("Director").

**Street Frontage**

18. The Subdivider shall provide at least 52.2 feet of street frontage for each lot.

**PRIOR TO RECORDATION OF A FINAL MAP**

**Existing and Proposed Structures**

19. The Subdivider shall construct a replacement two-car garage, porch attached to the existing single-family residence, and reduce the over-height wooden fence within the front 20-foot-setback to 3.5 feet high on Lot No. 1, prior to final map recordation. Prior to the demolition of the porch and detached two-car garage, and reduction in height of the seven-foot-wooden fence, the Subdivider shall submit for a site plan review to LA County Planning to ensure that the development on Lot No. 1 meets all applicable development standards.

**Tree Planting**

20. The Subdivider shall submit a tree planting plan to the Director of LA County Planning ("Director") for review and approval, depicting the planting location, size and species of the four tree plantings required by this grant, given the total linear street frontage of 104.5 feet. The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.

**OTHER CONDITIONS**

21. A final parcel map is required. A parcel map waiver is not allowed.

**Attachments:**

Exhibit D-1     Subdivision Committee Report (pages 1- 14)

The following report consisting of 8 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. Construct a new garage for Parcel 1 prior to final map approval. Building permits are required from the Building and Safety office. After approval of the new garage, remove the existing garage as proposed on the tentative map prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
9. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 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.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 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

**PARCEL NO.:** 82668

**TENTATIVE MAP DATE:** 01/21/2025

## **HYDROLOGY UNIT CONDITIONS OF APPROVAL**

### **Prior to Building Permit:**

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at <http://dpw.lacounty.gov/ldd/web/forms.aspx>
2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.

Review by: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'Christian Ascencio', written over a horizontal line.

CHRISTIAN ASCENCIO

Date: 02/19/2025

Phone: (626) 458-4921

PCA LX001129 / A870  
EPIC LA RPPL2020001873  
ESTU2020000485

Telephone: (626) 458-4925

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

Sheet 1 of 1

<b>Tentative Tract / Parcel Map</b> <u>82668</u>	<b>Tentative Map Dated</b> <u>01/21/2025</u> <b>Parent Tract</b> <u>---</u>
<b>Grading By Subdivider? [Y] (Y or N)</b> <u>15 yd<sup>3</sup></u>	<b>Location</b> <u>La Puente</u>
<b>Geologist</b> <u>---</u>	<b>Subdivider</b> <u>Wong</u>
<b>Soils Engineer</b> <u>Quartech</u>	<b>Engineer/Arch.</b> <u>Calland Engineering, Inc.</u>

**Review No.5:**

Geologic Report(s) Dated: ---  
Soils Engineering Report(s) Dated: 11/27/2023, 07/10/2020  
Geotechnical Report(s) Dated: ---  
References: ---

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

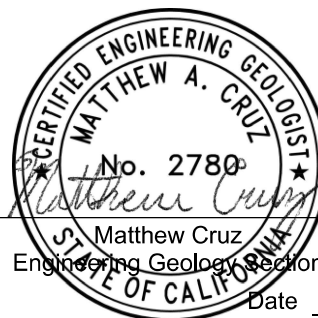
**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- 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

 Davis VO

Cesar Leal  
Geotechnical Section



Matthew Cruz  
Engineering Geology Section

Date 01/28/2025

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

**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.

82668, La Puente, 2025-01-28, TM-5-A

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
PARCEL MAP NO. 82668

Page 1/1

TENTATIVE MAP DATED 01-21-2025

1. Approval of this map pertaining to grading is recommended.



Name Nargiss Majrooh Date 02/18/2025 Phone (626) 458-4921

\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 82668\RPPL2020001873\GP\2025-01-23 Submittal\Tentative  
Map Conditions PM 82668\_updated.doc

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

1. Construct new driveways on Fairgrove Avenue to accommodate American with Disabilities Act (ADA) and to the satisfaction of Public Works.
2. Close the exiting driveway on the frontage of Fairgrove Avenue with standard sidewalk, curb, and gutter.
3. Minimum 1 foot clearance distance shall be required from the proposed parkway drain to the top of X of driveway.
4. Plant street trees on Fairgrove Avenue and provide irrigation for said trees to the satisfaction of Public Works.
5. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5' high within the pedestrian sight triangle.
6. Repair any damaged improvements on Fairgrove Avenue during construction.
7. Execute a covenant for private maintenance of new or existing curb/parkway drains to the satisfaction of Public Works.
8. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.





**LAND DEVELOPMENT DIVISION  
SEWER UNIT**

**TRACT/PARCEL MAP NO.: 82668**

**PARCEL MAP DATED 01-21-2025**

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 the existing sewer mainline to serve each lot in the land division.
2. A sewer area study for the proposed subdivision (PC124448AS, dated 08-31-2023) was reviewed and approved. A Will Serve letter from the County Sanitation District 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 Justin Dulay

pm82668s-rev2

A handwritten signature in black ink, appearing to read 'Justin Dulay', with a horizontal line underneath.

Phone (626) 458-4921

Date 02-04-2025

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

1. The onsite water system will be by service lines as they are shown on tentative map. If fire hydrant is required or an upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve Letter dated November 27, 2023 from Suburban Water System to the satisfaction of Public Works. The Will Serve Letter expired on November 27, 2024, and It shall be the sole responsibility of the applicant to renew the aforementioned will serve letter upon expiration and abide by all requirements of the water purveyor.

**Prior to obtaining the building permit from the Building and Safety Office:**

3. Submit landscape and water efficient plans for common area in the land division with an aggregate landscape area equal to or greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.



## 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:	RPPL2020001873	PROJECT NUMBER:	PM 82668
CITY/COMMUNITY:	West Puente Valley	STATUS:	Cleared
PROJECT ADDRESS:	14943 Fairgrove Avenue La Puente, CA 91744	DATE:	02/21/2025

---

### CONDITIONS

1. The proposed tentative map is cleared to proceed to hearing.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [joseph.youman@fire.lacounty.gov](mailto:joseph.youman@fire.lacounty.gov).



# TENTATIVE PARCEL MAP NO. 82668

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES STATE OF CALIFORNIA  
A PORTION OF LOT 361 OF TRACT 606, IN THE CITY OF LA PUENTE, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 142 TO 143, OF MAPS, IN THE COUNTY RECORDER OFFICE  
OF SAID COUNTY.  
APN: 8471-012-001

FOR SUBDIVISION PURPOSES

## OWNER:

SUNNY WONG  
1611 S. GARFIELD AVE.,  
ALHAMBRA, CA 91801  
(626) 636-5577

## PREPARED BY:

JACK LEE, R.C.E. 40870  
CALLAND ENGINEERING, INC.  
576 E. LAMBERT ROAD  
BREA, CALIFORNIA 92821  
TEL: (714) 671-1050  
FAX: (714) 671-1090

## BENCH MARK:

BENCHMARK NO. G 1102A  
RDBM TAG IN E CB SUNSET AVENUE  
6.5FT S/O BCR 39FT E/O CL AND 65FT  
S/O CL FAIRGROVE AVENUE  
ELEVATION: 330.165'

## BASIS OF BEARING

CENTERLINE OF FAIRGROVE AVENUE N 48°28'27" W  
PER TRACT NO. 21359, MAP # B - 1068

## PROJECT DESCRIPTION:

OWNER: SUNNY WONG  
1611 S. GARFIELD AVE., ALHAMBRA, CA 91801  
626-636-5577  
PROJECT ADDRESS: 14943 FAIRGROVE AVENUE, LA PUENTE, CA 91744  
PROJECT DESCRIPTION: SINGLE FAMILY RESIDENTIAL  
EXISTING LOT: 1  
PROPOSED PARCEL: 2  
A.P.N.: 8471-012-001  
EXISTING ZONING: A-1-6000 (LIGHT AGRICULTURE)  
PROPOSED ZONING: A-1-6000 (LIGHT AGRICULTURE)  
LAND USE DESIGNATION: H-9 (RESIDENTIAL 0-9 DU/AC)  
COMMUNITY STANDARD DISTRICT: N/A

PARCEL 1: GROSS: 7,712.635 S.F. (0.177 ACRE)  
NET: 7,712.635 S.F. (0.177 ACRE)  
PARCEL 2: GROSS: 7,712.635 S.F. (0.177 ACRE)  
NET: 7,712.635 S.F. (0.177 ACRE)  
TOTAL: GROSS: 15,425.27 S.F. (0.354 ACRE)  
NET: 15,425.27 S.F. (0.354 ACRE)

## EARTHWORK QUANTITIES:

OUT: 15 CY  
EXPORT: 15 CY  
FILL: 0 CY

## SPECIAL NOTES:

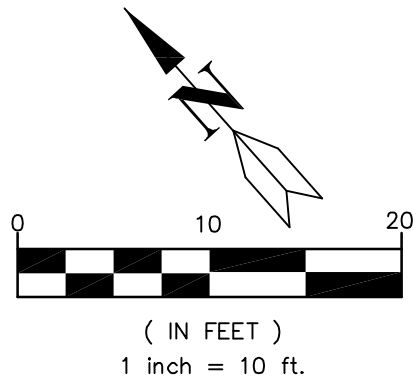
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING  
PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES  
PRIOR TO START OF GRADING

## CONSTRUCTION NOTES:

- EXISTING FENCE TO BE REMOVED
- EXISTING FENCE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- EXISTING GARAGE TO BE REMOVED
- EXISTING HOUSE TO REMAIN
- EXISTING GAS METER TO REMAIN
- EXISTING PORCH TO BE REMOVED
- EXISTING STREET SIGN TO BE RELOCATED PER CITY INSTRUCTION
- EXISTING DRIVEWAY APPROACH TO BE REMOVED
- RELOCATE EXISTING WATER METER, NEW LOCATION TO BE APPROVED BY WATER COMPANY
- EXISTING 6" SEWER LATERAL TO BE REMOVED
- PROPOSED 6" SEWER LATERAL
- NEW WATER METER, EXACT LOCATION TO BE DETERMINED BY WATER COMPANY
- CONSTRUCT NEW COVERED PORCH
- INSTALL RAIN BARRELS (50 GAL/ BARREL), PER LID TABLE
- PLANT TREE (15-GAL TREE), PER LID TABLE
- INSTALL DRAINAGE PIPE
- INSTALL AREA DRAIN
- INSTALL CATCH BASIN
- INSTALL PARKWAY DRAIN
- CONSTRUCT NEW CURB AND GUTTER PER SPPWC STD. 120-3
- CONSTRUCT NEW DRIVEWAY APPROACH PER SPPWC STD. 110-2
- CONSTRUCT NEW DRIVEWAY APPROACH PER SPPWC STD. 110-2

PRIOR TO BUILDING PERMITS, TWO (2) TYPES OF LID WILL BE  
INTEGRATED INTO THE SITE DESIGN:

- RAIN BARRELS
- LANDSCAPING AND LANDSCAPE IRRIGATION



## UTILITIES:

CABLE  
WATER  
SEWER  
GAS  
ELECTRICAL  
TELEPHONE  
SCHOOL  
FIRE  
SHERIFF  
TRASH

- CHARTER COMMUNICATIONS  
- SUBURBAN W SYSTEMS-SAN JOSE HILLS DISTRICT-SJH  
- LINE OWNER CITY AND MAINTAIN BY COUNTY  
- THE GAS COMPANY  
- SOUTHERN CALIFORNIA EDISON  
- PACIFIC BELL  
- HACIENDA-LA PUENTE UNIF SCHOOL  
- FIRE STA LACO 26  
- INDUSTRY SHERIFF DEPT.  
- ATHENS DISPOSAL COMPANY

## NOTE:

WASTE WATER WILL BE DISPOSED FROM JOB SITE TO THE  
EXISTING MAIN BY GRAVITY.

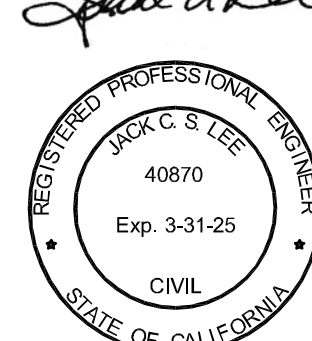
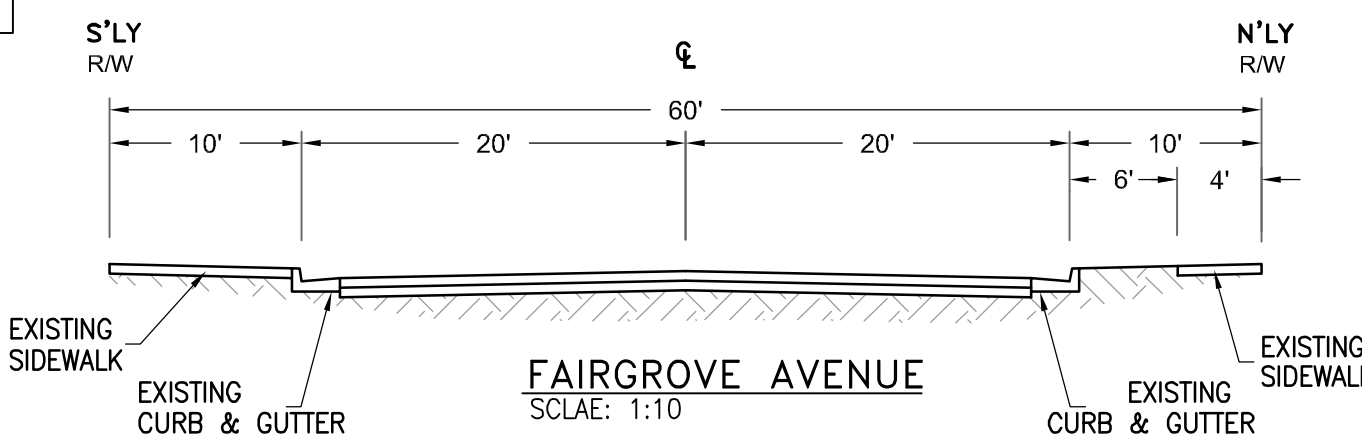
## LEGEND:

—	FIRE HYDRANT	GM	—	GAS METER
—	EDGE PAVEMENT	ET	—	TRANSFORMER, ELECTRIC
—	WATER VALVE	INV.	—	INVERT
—	METER, PULL BOX	NG	—	NATURAL GROUND
—	SIGN	PA	—	PLANTER AREA
—	CONCRETE	PL	—	PROPERTY LINE
—	BLOCK WALL	TR	—	TOP MANHOLE RIM
—	STREET LIGHT	R/W	—	RIGHT OF WAY
—	WOOD FENCE (WDF)	SMH	—	SANITARY SEWER MANHOLE
—	WROUGHT IRON FENCE (WIF)	TS	—	TOP OF STEPS
—	CHAINLINK FENCE (CLF)	TC	—	TOP OF CURB
—		TG	—	TOP OF GRATE
—		TW	—	TOP OF WALL
—		TX	—	TOP OF "X"
—		WIF	—	WROUGHT IRON FENCE
—		WM	—	WATER METER
—		WV	—	WATER VALVE
—		EPB	—	ELECTRIC PULL BOX
—		GI	—	GRATE INLET
—		AIRC	—	AIR CONDITIONER
—		UC	—	UNDER CONSTRUCTION
—		( )	—	EXISTING ELEVATION
—				CONTOUR INTERVAL = 1 FOOT

NO EXISTING AND  
PRIVATE EASEMENT

NO OAK TREE ONSITE

LACFCD IS NOT TO MAINTAIN  
ANY DRAINAGE DEVICES



## RELEASED

## REVISIONS

## PROJECT LOCATION:

14943 FAIRGROVE AVE.,  
LA PUENTE, CA 91744

DRAWN: N.T./PS

CHECKED:

DATE: 11/21/2023

JOB NO.: 17-086-025

SCALE: 1"=10'

FILE NAME:

T-1

SHEET 1 OF 1 SHT.





LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
**PARK OBLIGATION REPORT**



Tentative Map # **82668**  
Park Planning Area # **7**

DRP Map Date: **01/21/2025** SCM Date: **07/16/2020**  
CSD:

Report Date: **02/13/2025**  
Map Type: **Tentative Map - Parcel**

Total Units **2** = Proposed Units **1** + Exempt Units **1**

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.01</b>
IN-LIEU FEES:	<b>\$4,255</b>

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.

**The park obligation for this development will be met by:**

The payment of \$4,255 in lieu fees.

**Trails:**

No Trails

**Comments:**

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

Please contact Loretta Quach at [lquach@parks.lacounty.gov](mailto: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, Departmental Facilities Planner I



**LOS ANGELES COUNTY**  
**DEPARTMENT OF PARKS AND RECREATION**  
**PARK OBLIGATION WORKSHEET**



Tentative Map # **82668**  
Park Planning Area # **7**

DRP Map Date: **01/21/2025** SCM Date: **07/16/2020**  
CSD:

Report Date: **02/13/2025**  
Map Type: **Tentative Map - Parcel**

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 **2** = Proposed Units **1** + Exempt Units **1**

Park Planning Area = **7**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>4.14</b>	<b>0.0030</b>	<b>1</b>	<b>0.01</b>
M.F. < 5 Units	<b>1.98</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
M.F. >= 5 Units	<b>2.67</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Mobile Units	<b>3.75</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Exempt Units			<b>1</b>	<b>0.00</b>
<b>TOTAL</b>			<b>2</b>	<b>0.01</b>

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	\$342,586	<b>\$4,255</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
<b>Total Provided Acre Credit:</b>				<b>0.00</b>

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.01	\$342,586	<b>\$4,255</b>



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

NICHOLE QUICK, M.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/](http://www.publichealth.lacounty.gov/eh/)



BOARD OF SUPERVISORS

Hilda L. Solis  
First District

Holly J. Mitchell  
Second District

Sheila Kuehl  
Third District


Janice Hahn  
Fourth District

Kathryn Barger  
Fifth District

February 20, 2025

TO: Joshua Huntington  
Supervising Regional Planner  
Department of Regional Planning

Attention: Alejandrina Baldwin

FROM: Charlene Contreras   
Director, Community Protection Branch  
Department of Public Health

**SUBJECT: TENTATIVE MAP – PARCEL  
CASE: RPPL2020001873  
14943 FAIRGROVE AVENUE LA PUENTE CA 91744**

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to create two (2) single-family residential lots on 0.34 acres.

Public Health recommends clearance of the aforementioned project. The applicant provided a water "Will Serve" letter from Suburban Water Systems dated November 27, 2023, and a sewer "Will Serve" from the Los Angeles County Sanitation Districts dated November 29, 2023. Any change of methods for the provision of potable water and sewage disposal shall invalidate this approval.

In addition, the applicant shall be required to provide an updated water "Will Serve" letter and sewer "Will Serve" letter at **Final Map**.

The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles. During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Adhere to applicable air quality Air Quality Management District regulations.

Joshua Huntington

February 20, 2025

Page 2 of 2

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance 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:

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or [varanda@ph.lacounty.gov](mailto:varanda@ph.lacounty.gov).

CC:va

DPH\_CLEARED\_14943 FAIRGROVE AVENUE LA PUENTE CA 91744\_RPPL2020001873\_02.20.2025



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 1, 2025
PROJECT NUMBER:	PRJ2020-000433
PERMIT NUMBERS:	Tentative Parcel Map No. 82668 (RPPL2020001873)
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	14943 Fairgrove Avenue, La Puente
OWNER:	Suny Wang
APPLICANT:	Calland Engineering, Inc.
CASE PLANNER:	Alejandrina Baldwin, Principal Planner abaldwin@planning.lacounty.gov

---

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). The Project qualifies as a Categorical Exemption Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction), Class 3 (New Construction or Conversion of Small Structures), and Class 15 (Minor Land Divisions) under the County environmental guidelines and State CEQA Guidelines Section 15301, 15302, 15303, and 15315. The Project is a subdivision to create two residential lots on 0.4 gross/net acres and includes the demolition of the porch attached to the existing single-family residence on Lot No. 1 and the detached two-car garage located on Lot No. 2. The porch and two-car garage will be reconstructed on Lot No. 1 with a new 15-foot-wide driveway approach. The existing driveway approach on Lot No. 2 will be replaced with a new curb and gutter. Also, the seven-foot-high wooden fence along the west side property line of Lot No. 1 will be demolished and reconstructed with a 3.5-foot-high fence in the same location. The Project qualifies for a Categorical Exemption, based on the following:

Class 1 (Existing Facilities): There is an existing single-family residence with a porch and detached two-car garage on the Project Site. The existing single-family residence will remain. This minor demolition and reconstruction are less than 40 percent of the floor area of the existing structures prior to demolition and reconstruction. The reconstruction will not expand the current use.

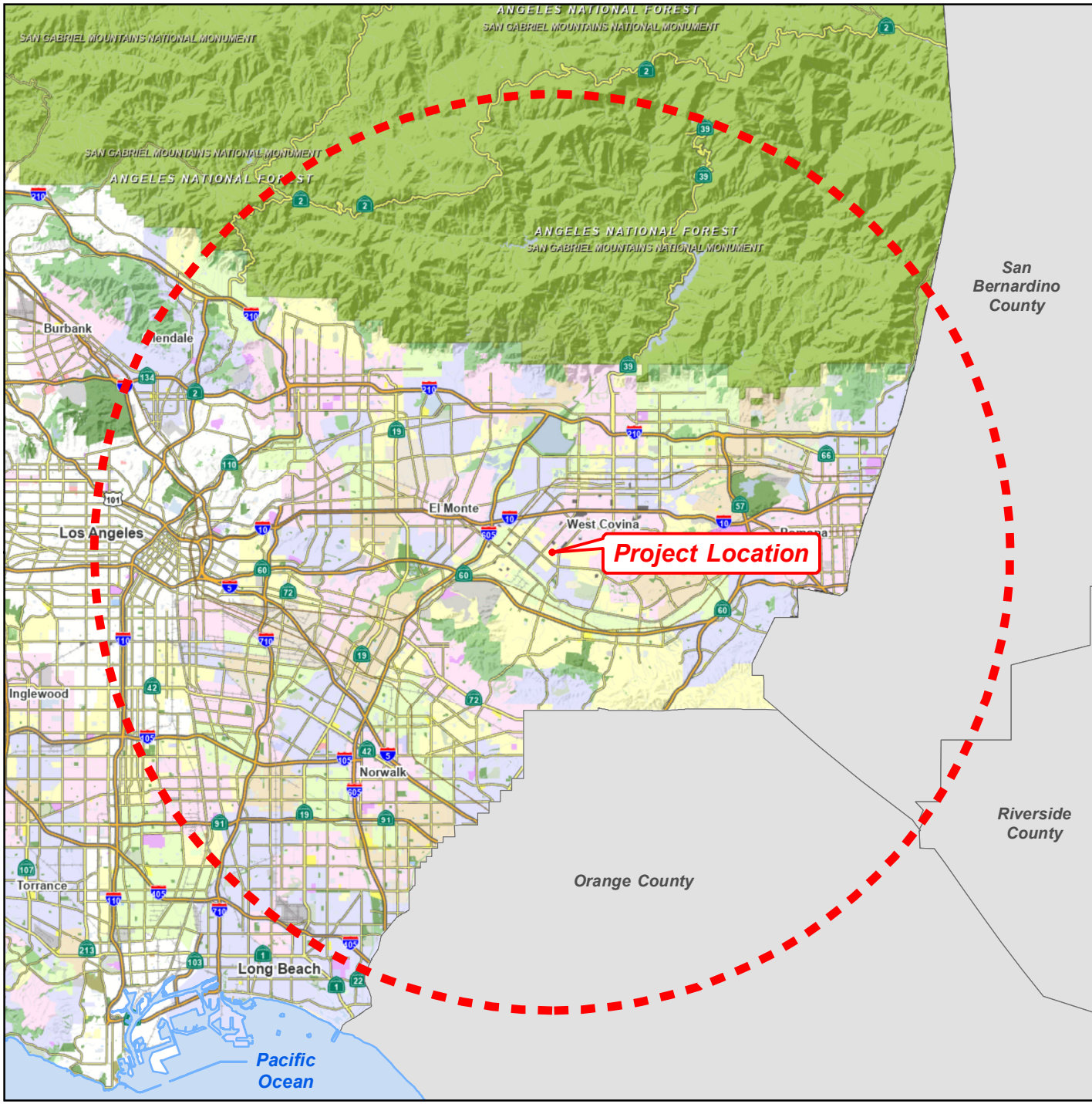
Class 2 (Replacement or Reconstruction): The Project includes a minor demolition and reconstruction of a porch, two-car garage, and wooden fence that is less than 50 percent of the floor area of the structures before their reconstruction. The reconstruction will not expand the current

use. The reconstruction of the porch, two-car garage, and wooden fence will be located within the Project Site and will be for the same purpose and capacity as the ones they replace.

Class 3 (New Construction or Conversion of Small Structures): The new porch, two-car garage, and wooden fence are considered small structures as they are accessory to the existing single-family residence that will remain.



Class 15 (Minor Land Divisions): The Project involves the subdivision of an existing lot in an urbanized area zoned for residential, into less than four lots and conforms with the East San Gabriel Valley Area Plan with no variances or exceptions required. The Project Site has access to a public right-of-way and to existing services such as sewer and water; was not involved in a subdivision of a larger lot within the previous two years; and does not have an average slope greater than 20 percent.


The Project is not on a list maintained by the California Department of Toxic Substance Control and Regional Water Quality Control Board and does not contain any registered historic resources. The Project is 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 or cumulative impacts. The Project Site is not in an environmentally sensitive area and there are no exceptions to the exemption. 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. Therefore, a Class 1, 2, 3, and 15 Categorical Exemption is the appropriate environmental determination for the Project pursuant to CEQA.



**20-MILE RADIUS**  
**LOCATOR MAP**  
PROJECT NO. PRJ2020-000433  
PM RPPL2020001873







**LA COUNTY**  
**PLANNING**

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

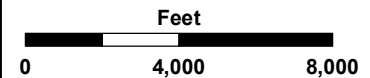
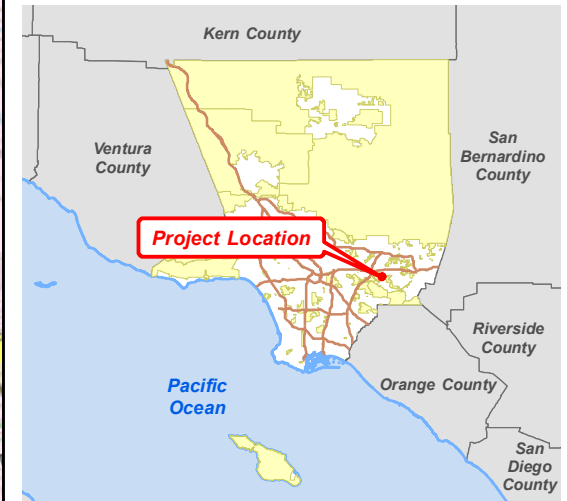


# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2020-000433

PM RPPL2020001873



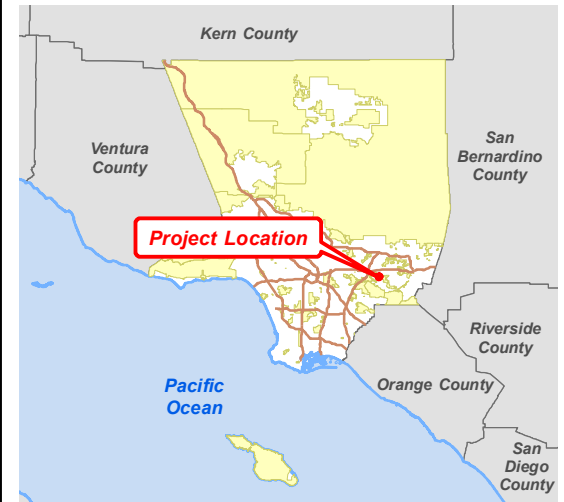
LA COUNTY  
PLANNING

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



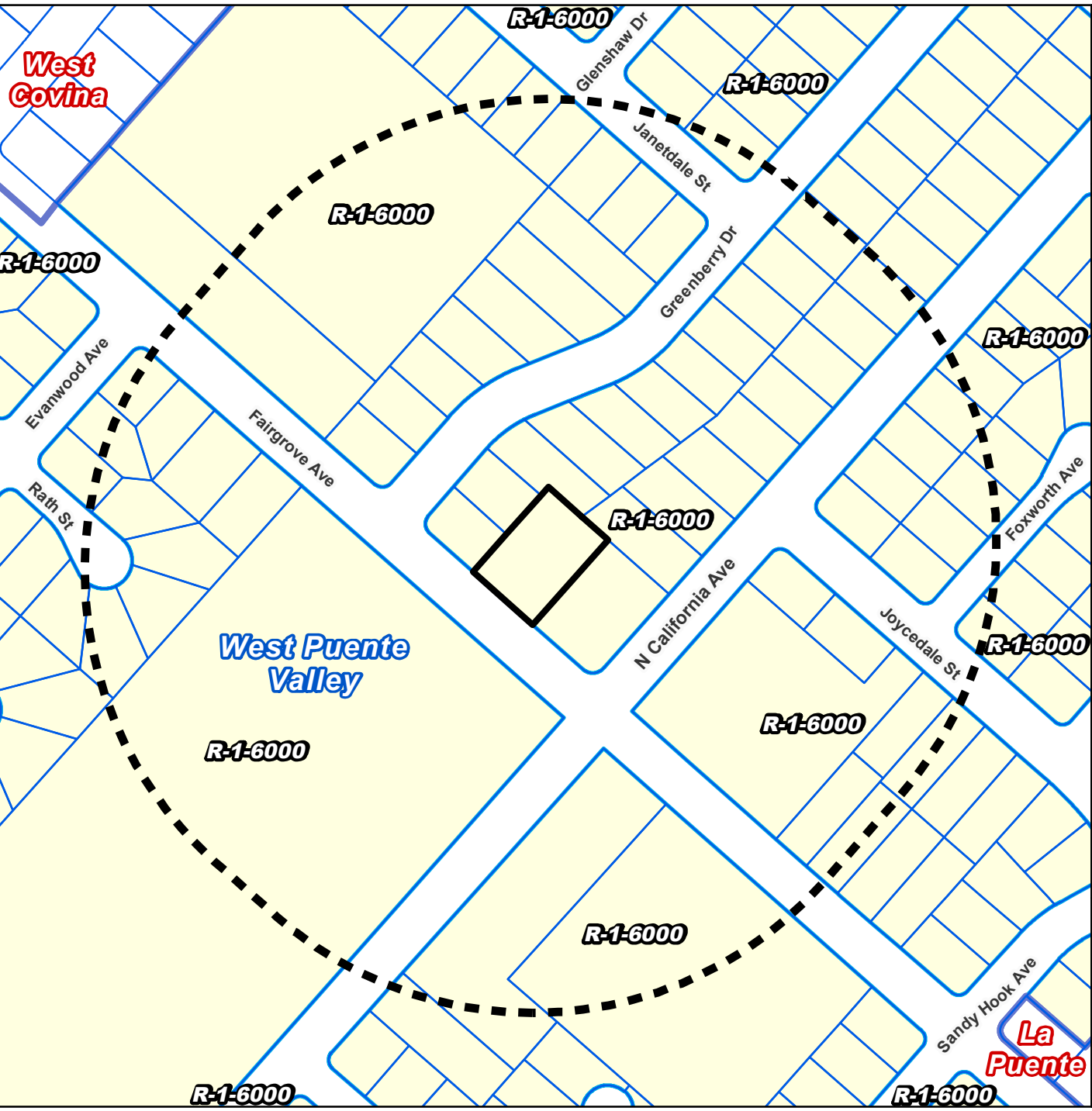
**LOCATOR MAP**  
**PROJECT NO. PRJ2020-000433**  
**PM RPPL2020001873**

PM RPPL2020001873

LA COUNTY  
PLANNING

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





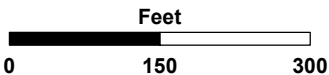
# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2020-000433

PM RPPL2020001873

 R-1 - Single-Family Residence



LA COUNTY  
PLANNING

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





West  
Covina

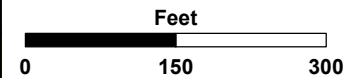
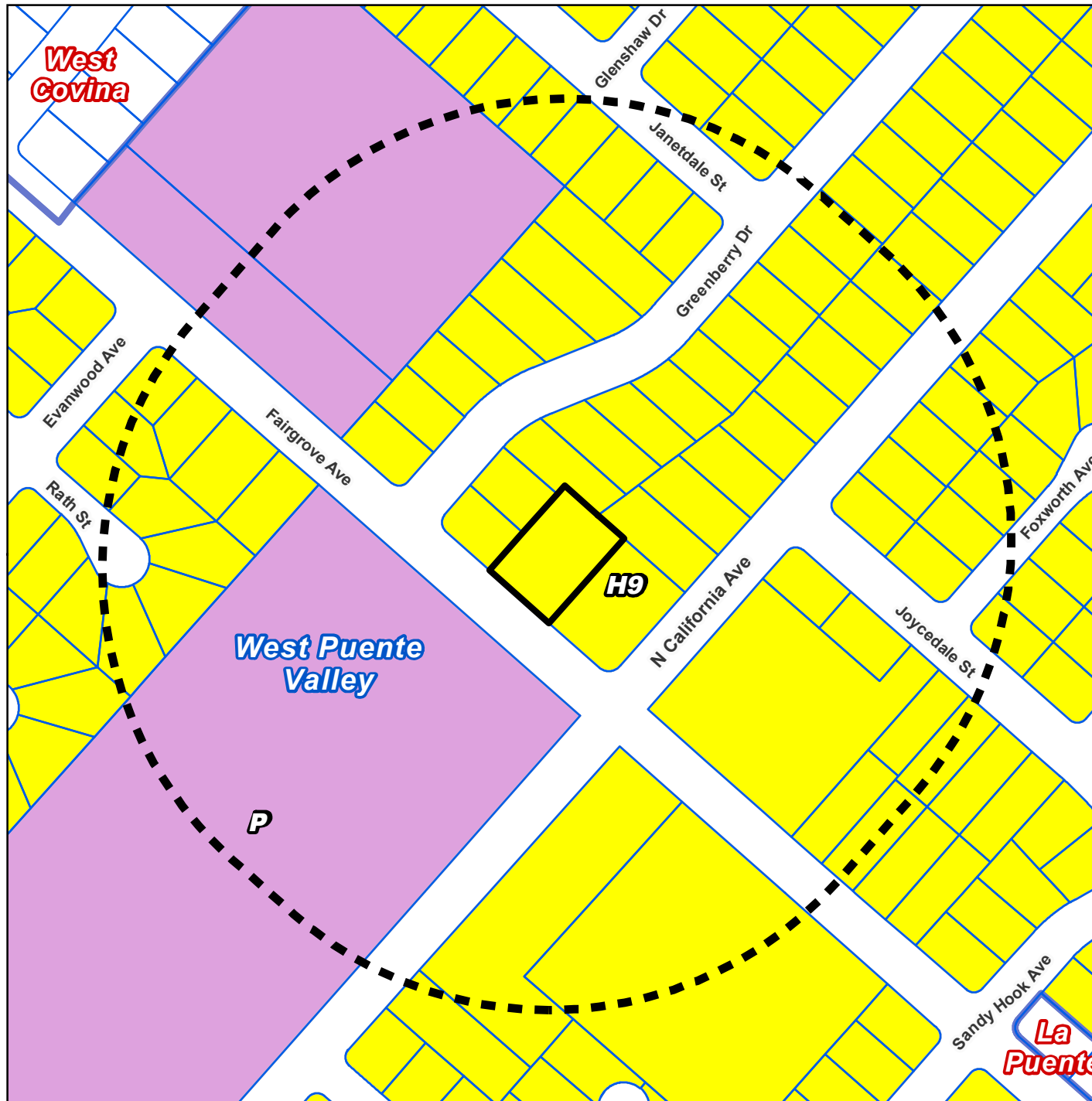
# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2020-000433

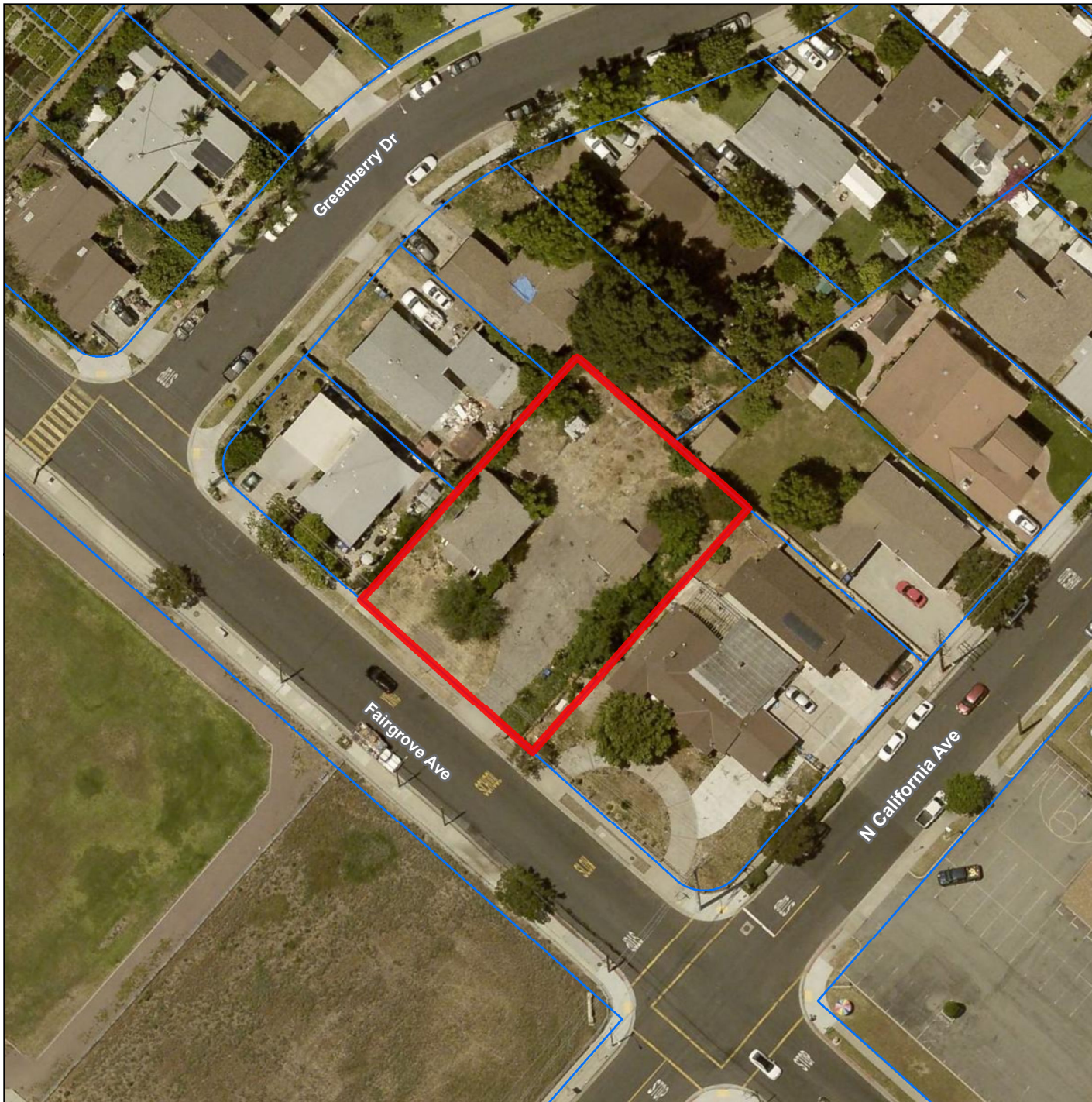
PM RPPL2020001873

-  H9 - Residential 9
-  P - Public and Semi-Public



LA COUNTY  
PLANNING

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



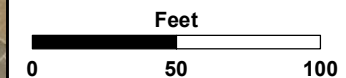
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2020-000433

PM RPPL2020001873

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024



LA COUNTY  
PLANNING

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











