

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	April 17, 2025	
HEARING DATE:	April 23, 2025	AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2021-002637	
PERMIT NUMBER(S):	Tentative Tract Map No. 83311 (RPPL2021007098) Administrative Housing Permit No. RPPL2023003370	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	9065 E. Arcadia Avenue, San Gabriel	
OWNER:	Richard Liu, KTL Fortune Homes LLC	
APPLICANT:	Calland Engineering, Inc	
PUBLIC MEETINGS HELD:	1 of 5	
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is subject to the IHO.	
CASE PLANNER:	Alejandrina Baldwin, Principal Planner abaldwin@planning.lacounty.gov	

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### **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 PRJ2021-002637, Tentative Tract Map No. 83311 (RPPL2021007098) ("TR83311") and Administrative Housing Permit No. RPPL2023003370 based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

### **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.**

**ENTITLEMENTS:**

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TR83311 AND ADMINISTRATIVE HOUSING PERMIT NO. RPPL2023003370 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

**PROJECT DESCRIPTION**

**A. Entitlements Requested**

- Tentative Tract Map No. 83311 (“TR83311”) to create one multi-family residential lot with eight attached residential condominium units within two buildings on 0.4 gross/net acres (19,539 gross square foot lot) (“Project”) pursuant to County Code Chapter 21.40 (Tentative Maps).
- Administrative Housing Permit (“AHP”) No. RPPL2023003370 to provide one set-aside housing unit which will be sold to a family whose income is less than or equal to 80% Area Median Income (“AMI”), pursuant to County Code Section 22.121.040 (Application Requirement), Table 22.121.050-B (Inclusionary Requirements For-Sale Projects), and Section 22.119.050 (Requirements); and includes a request for a waiver pursuant to County Code Section 22.121.060 (Incentive and Waiver or Reduction of Development Standard) to provide a minimum lot width of 72.4 feet instead of the minimum average 85-foot width required by the East Pasadena – East San Gabriel Community Standards District (“CSD”) under County Code Section 22.318.070 (Zone Specific Development Standards).

**B. Project**

TR83311 and Exhibit Map/Exhibit “A” dated July 31, 2024, is a request to create one multi-family lot with eight attached condominium units within two buildings (four units within each building) on 0.4 gross acres (19,539 gross square feet). Both buildings are townhome-style buildings with two stories and 25 feet in height. All units will have three bedrooms as well as other living space. The first floor has a bedroom, bathroom and two-car garage. The second floor has two additional bedrooms, two bathrooms, a kitchen, and a dining-living area. Unit No. 5 is designated as the affordable housing set-aside unit offered at an 80% AMI, is designed similarly to the other units, and is located in the middle of the lot. This unit satisfies one of the two required affordable housing replacement units. The other replacement unit is allowed to be market-rate and therefore does not need to be specifically identified within the development because all units are similar in size and location.

The maximum floor area is 9,184 square feet and the lot coverage is 7,460 square feet. The residential buildings are separated by 33.3 feet; and provide a front yard setback of 24.8 feet, a rear yard setback of 33 feet, a west side yard setback of 26 feet, and an east side yard setback of 10 feet from the property line to the building and 7.3 feet from the property line to the

mechanical equipment. The required yard setback areas, and the area between both buildings, provide landscaped open space areas accessed by a five-foot-wide pedestrian walkway. A covered trash enclosure is located at the northwest corner of the Project Site and is set back two feet from the rear and west side property lines and is a maximum of 12 feet in height. Each unit has an attached two-car garage for a total of 16 covered vehicle parking spaces. Four of the garages have one long-term bicycle parking space for a total of four long-term bicycle spaces. One short-term bicycle parking space is located within the front portion of the Project Site.

The Project includes 72.4 feet of public street frontage along Arcadia Avenue, a 60-foot-wide Interior Collector Street. The Project does not modify the existing lot width of 72.4 feet. The attached two-car garages are accessible from a 20-foot-wide paved private driveway and fire lane from Arcadia Avenue. There will also be a hammerhead turn-around in the middle of the lot. There are no oak trees within the Project Site. Three existing trees will remain along the east side yard setback and a minimum of two trees will be planted within the front yard setback area. A minimum of 20 percent of the front yard will be landscaped. The total amount of grading proposed is 1,600 cubic yards ("cy"), including 50 cy of cut, 50 cy of import, 100 cy of fill, and 1,450 cy of over-excavation. The two existing detached single-family residential units will be demolished.

The Project is consistent with townhome development within the R-2 zone, in that: not more than six townhouses will be within one building; is served by a public water and sewer system; fronts a public street; and is not within a Very High Fire Hazard Severity Zone (VHFHSZ), Coastal Zones, Significant Ecological Area (SEA), Hillside Management Area (HMA), or a 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area.

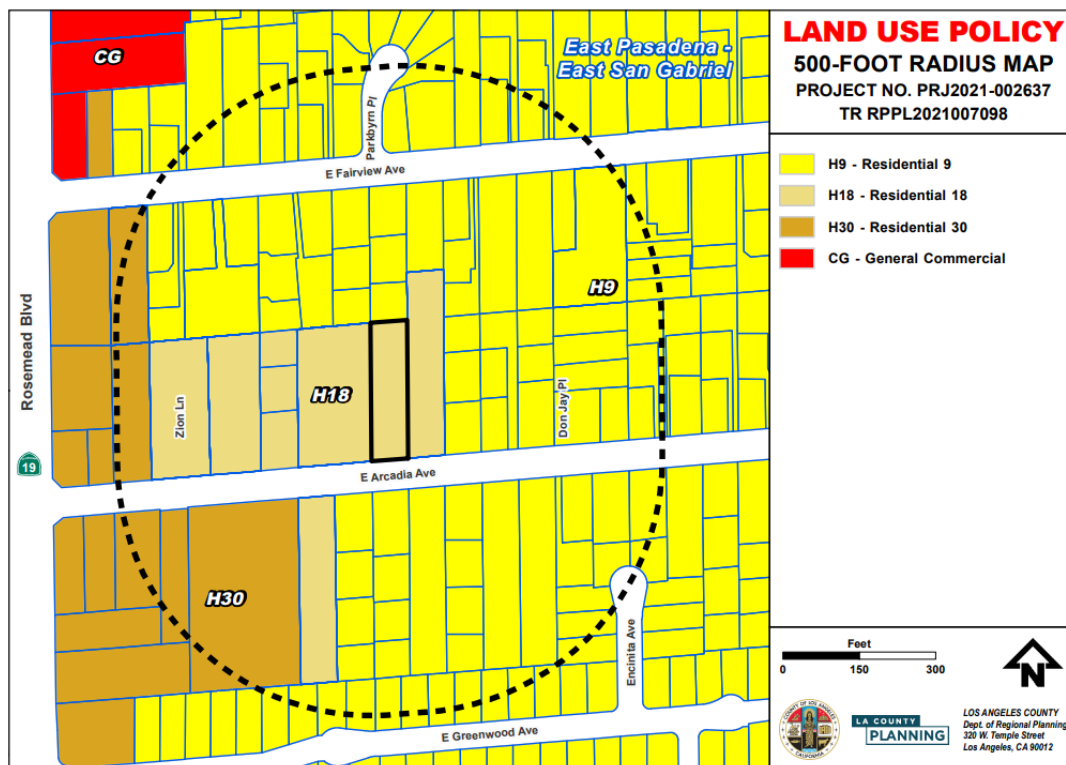
#### **SUBJECT PROPERTY AND SURROUNDINGS**

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

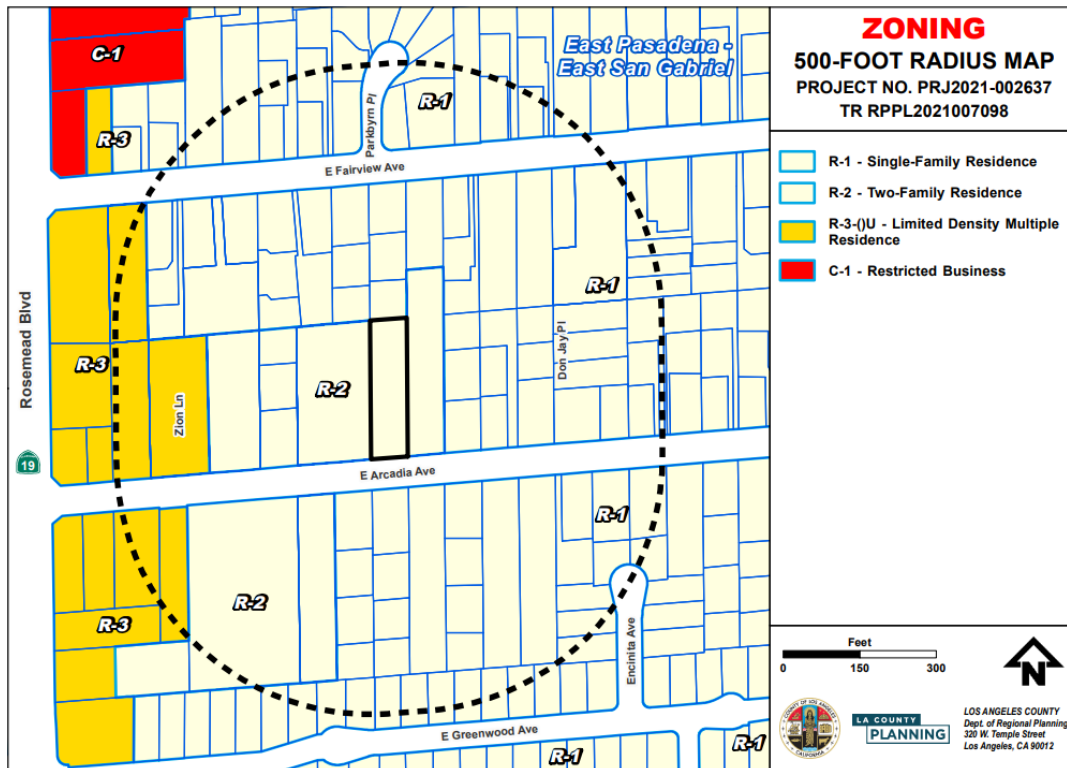
<b>LOCATION</b>	<b>GENERAL PLAN LAND USE POLICY*</b>	<b>ZONING</b>	<b>EXISTING USES</b>
SUBJECT PROPERTY	H18 (Residential 18: 0-18 Dwelling Units Per Net Acre)	R-2 (Two-Family Residence)	Two detached single-family residences and detached garage.
NORTH	H9 (Residential 9: 0-9 Dwelling Units Per Net Acre)	R-1 (Single-Family Residence)	Single-family residences and townhouses.
EAST	H9	R-1	Detached residential condominium units,

			single-family residences and townhouses.
SOUTH	H9	R-1	Detached residential condominium units, single-family residences and townhouses.
WEST	H18 and H30 (Residential 30: 20-30 Dwelling Units Per Net Acre)	R-2 and R-3 (Limited Density Multiple Residence)	Detached residential condominium units, single-family residences and townhouses.

\*The Project application was deemed complete on November 22, 2022, prior to the effective date of the West San Gabriel Valley Area Plan ("WSGVAP"). Therefore, the Project is analyzed under the General Plan in effect at the time of the application was deemed complete.







## PROPERTY HISTORY

### A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1949_1	R-1	September 12, 1927
1813	R-1	March 24, 1930
3045	R-1	January 5, 1938
6287	R-1	October 9, 1953
7927	R-2	January 10, 1961

### B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
None		

### C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
None		

## **ANALYSIS**

### **A. Land Use Compatibility**

The Project is on a flat rectangular lot, within an urban area, near a major highway, and within the H18 land use category intended for single-family residences and two-family residences. The Project's maximum density under the H18 land use category is eight residential units. The Project's proposal of two townhouse buildings with a total of eight attached residential condominium units (four units in each building) is compatible with the H18 land use, that allows for single-family residence and the surrounding community development that is designated H30 and H18 to the west; and H9 to the north, east and south. The Project provides a transition between the higher density H30 areas to the lower density H9 residential areas. The parcels immediately to the west and east are developed with detached residential condominium units similar in density, height, and vehicular access design. The townhouse type development is a single-family type development permitted by right within the R-2 zone and the Project is consistent with its regulations, as each building will have four units (less than six townhouses per building), fronts a public street, is served by public water and sewer systems, and is not within specific identified sensitive areas (VHFHSZ, SEA, HMA, dB CNEL, Coastal Zone). The Project will not be gated and includes a pedestrian walkway from the public street into the Project. The pedestrian walkway will be landscaped, and trees will be planted within the front yard in a similar design as the surrounding neighborhood's existing vegetation.

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

The Project will provide on-site vehicle parking for each residential unit through an attached two-car garage, reducing the need for street parking. Long-term and short-term bicycle parking will be available as well. The Project will not be gated and will provide internal circulation through a 20-foot-wide private driveway and fire lane and pedestrian walkway on the opposite side of the private driveway and fire lane, enhancing pedestrian safety. The combined gross structural area of the Project is 38%, which is less than the maximum 50% that is permitted and allows for common-use areas between the buildings at the front and rear of the Project Site. The Project will provide a trash enclosure at the rear of the Project Site and will not require individual trash cans to be placed on the street. The Project will increase the number of units from two units to eight units, providing additional needed housing in an existing urbanized community located near medical services, commercial services, and schools which are located within a quarter mile of the project along Rosemead Blvd.

### **C. Design Compatibility**

The Project's design blends in with the existing neighborhood by providing the front entrance of Unit No. 1 off of Arcadia Avenue and by having all of the garage doors face the interior of the

Project Site. The Project also provides the necessary front, rear, and side yard setbacks required that will maintain a consistent development pattern for the neighborhood. The Project building height of two stories is similar in height to the existing residential condominiums on the same block and adjacent to the Project Site. To improve the Project's design, the applicant modified the front entrance of Unit No. 1 to face the street; provided wrought iron over windows and balconies; kept the existing trees where possible; provided a trash enclosure that matches the townhouse roof design; and included landscaped pedestrian walkways and a communal BBQ area between the two buildings.

The Project's street frontage and lot width is 72.4 feet instead of 85 feet as required by the East Pasadena – East San Gabriel CSD. Although 72.4 feet is less than the required lot width, this is an existing condition and similar to other existing parcels on the same block and neighborhood. The Project still includes the required driveway, a landscaped front yard, and tree plantings within the frontage of the Project Site, as required.

The Project is consistent with the standards identified in County Code Chapter 22.318 (East Pasadena – San Gabriel CSD), as follows:

- a. The **street frontage** requirement is 70 feet, and the Project's street frontage is 72.4 feet.
- b. The minimum average **lot width** requirement is 85 feet, and the Project's existing lot width is 72.4 feet, as modified by an AHP waiver request.
- c. The maximum **height** requirement is 30 feet, and the Project provides a height of 25 feet.
- d. The **rear yard setback** requirement is 30 feet, and the Project provides 30 feet.
- e. The **side yard setback** requirement is 7.2 feet, which is 10 percent of the average lot width, and the Project provides an east side-yard setback of 7.2 feet to mechanical equipment and a west side yard setback of 26 feet.
- f. The **front yard setback** requirement is 24.7 feet, which is the average depth of front yards on the same side of the street on the same block, and the Project provides 24.8 feet.
- g. The **front yard landscaping** requirement is a minimum of 50% of the required front yard and the Project provides approximately 51% of the required front yard landscaped.
- h. The required **distance between main buildings** is 20 feet and the Project provides 33.3 feet.
- i. The **maximum number of stories** is two and the Project proposes two stories.
- j. The **maximum floor area and lot coverage** is 9,791 square feet (50% of the net lot area because there are multiple main residences), and the Project provides a maximum floor area coverage of 9,184 square feet (47%) and a lot coverage of 7,460 square feet (38%).
- k. The **parking** requirement is two enclosed parking spaces (per unit that has 1 to 4 bedrooms) and the Project provides three bedrooms within each unit and each has a two-car garage.

**GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies 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 date:

- Regional Planning Commission Hearing held on April 23, 2025.

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. The Project is consistent with the affordable housing replacement requirements because it provides one affordable housing set-aside unit at an affordable sale. This unit will be sold to a family with an income less than or equal to 80% AMI. 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.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this Project qualifies for a Categorical Exemption (Class 15 Exemption, Minor Land Divisions) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project qualifies as a Class 15 Categorical Exemption (Minor Land Divisions) under State CEQA Guidelines Section 15315 because the Project involves the subdivision of one parcel that is within an urbanized area zoned for residential uses. The Project conforms to the General Plan, and no variances or exceptions are required, aside from the request to reduce the minimum lot width requirement from 85 feet to 72.4 feet as part of the related AHP. The Project does not modify the width of the existing lot, which is nonconforming. Furthermore, the Project Site has access to a public right-of-way and existing services, such as sewer and water. The Project Site was not involved in a subdivision of a larger parcel within the previous two years and does not have an average slope greater than 20 percent. Additionally, 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 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 map and exhibit map dated July 31, 2024, the County Subdivision Committee cleared the Project for public hearing.

The Los Angeles County Development Authority (LACDA) has also reviewed and cleared the Project for public hearing with recommended conditions.

##### **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.

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Report

Reviewed By:



Josh Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susie Tae, AICP, Assistant Deputy Director

#### **LIST OF ATTACHED EXHIBITS**

EXHIBIT A	Tentative Map and Exhibit Map dated July 31, 2024
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



"MAJOR LAND DIVISION  
TENTATIVE TRACT MAP NUMBER 83311  
(FOR CONDOMINIUM PURPOSES)  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

A PORTION OF LOT 29 OF TRACT NO. 3747, IN THE CITY OF SAN GABRIEL, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, AS PER MAP RECORD IN BOOK 40 PAGE 95 OF MAPS, IN THE OFFICE OF  
COUNTY RECORDED OF SAID COUNTY.

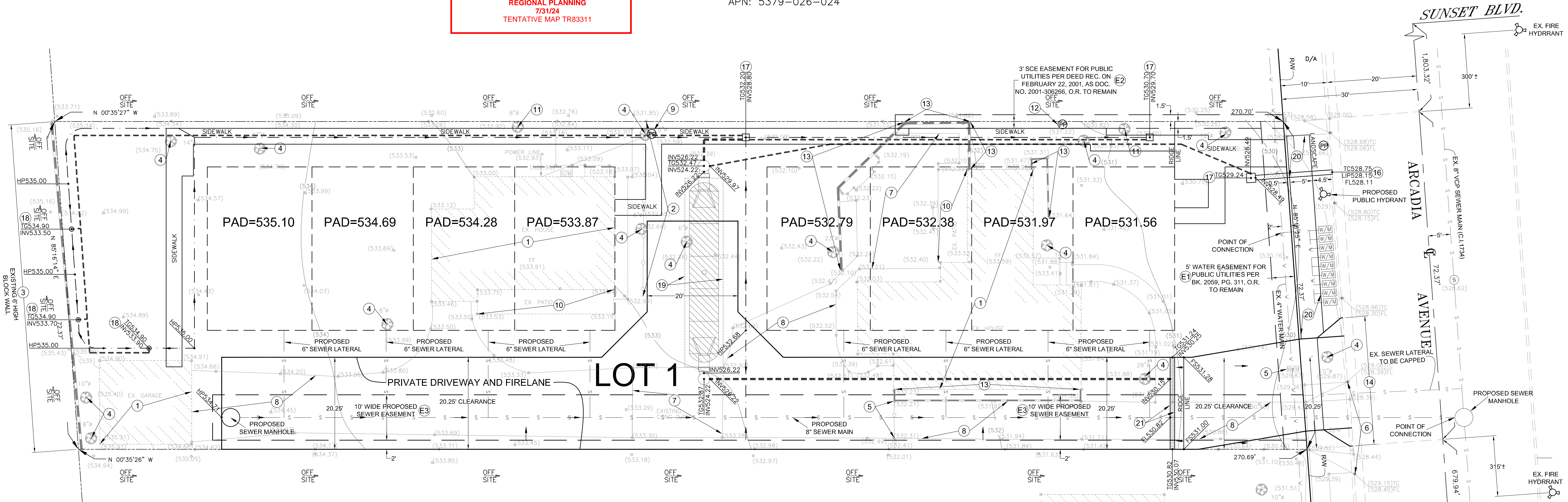
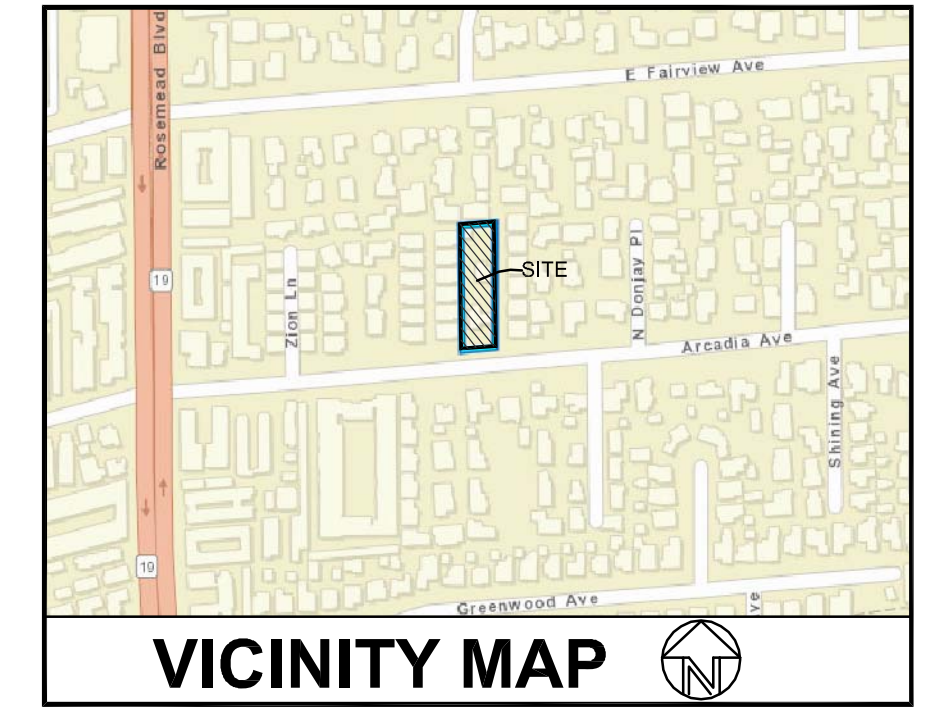
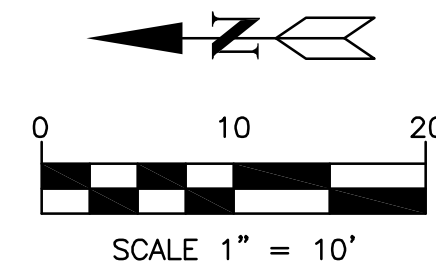
LOS ANGELES DEPARTMENT OF  
REGIONAL PLANNING  
7/31/24  
TENTATIVE MAP TR83311

APN: 5379-026-024

LEGENDS & ABBREVIATIONS

TC ..... TOP OF CURB  
FL ..... FLOW LINE  
FS ..... FINISHED SURFACE  
FF ..... FINISHED FLOOR  
FG ..... FINISHED GRADE  
INV ..... INVERT ELEVATION  
DWY ..... DRIVEWAY APPROACH  
(1) ..... EXISTING ELEVATION  
(1) ..... PROPOSED ELEVATION  
..... CENTERLINE  
..... PROPERTY LINE  
..... FLOW LINE  
..... FLOW PATTERN

..... TREE  
..... SHEET FLOW  
..... SEWER MANHOLE  
..... WATER METER  
..... CONCRETE DRIVEWAY  
..... LANDSCAPE AREA  
..... SEWER LINE  
..... FIRE HYDRANT  
..... CONCRETE WALKWAY



ENGINEER:

JACK LEE, RCE 40870  
576 E. LAMBERT ROAD,  
BREA, CA 92821  
TEL: 714.671.1050  
FAX: 714.671.1090

UTILITIES:

WATER - CALIFORNIA AMERICAN WATER  
SEWER - COUNTY OF LOS ANGELES  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - AT&T / SBC  
TRASH - ATHENS DISPOSAL COMPANY  
CABLE TV - CHARTER COMMUNICATION CABLE

NOTE:

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

EARTHWORK QUANTITIES:

CUT: 50 CY FILL: 100 CY  
IMPORT: 50 CY OVER-EXCAVATION: 1450 CY

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

PROJECT SUMMARY:

OWNER: KTL FORTUNE HOMES, LLC \ RICHARD LIU  
10213 NADINE STREET, TEMPLE CITY, CA 91780  
626-203-9638

PROJECT ADDRESS: 9065 ARCADIA AVENUE, SAN GABRIEL, CA 91775  
PROJECT DESCRIPTION: 8 CONDOMINIUM UNITS  
EXISTING LOT: 1  
PROPOSED LOT: 1  
A.P.N.: 5379-026-024  
EXISTING ZONING: R-2  
PROPOSED ZONING: R-2  
LAND USE DESIGNATION: H-18  
COMMUNITY STANDARD DISTRICT: EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT

TOTAL AREA: 0.448 ACRE (19,539.21 S.F.)

AREAS: GROSS AREA: 0.448 ACRE (19,539.21 S.F.)  
NET AREA: 0.437 ACRE (19,052.05 S.F.)

EXISTING MAIN HOUSE TO BE DEMOLISHED = 1,612 S.F.  
EXISTING ACCESSORY HOUSE TO BE DEMOLISHED = 1,122 S.F.  
EXISTING GARAGE TO BE DEMOLISHED = 374 S.F.

NOTES:

- EXISTING BUILDING TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING 6' HIGH BLOCK WALL TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING WATER METER TO BE REMOVED
- EXISTING DRIVEWAY APPROACH TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING POWER POLE TO BE REMOVED
- EXISTING PATIO TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING POWER POLE TO REMAIN
- EXISTING BLOCK WALL TO BE REMOVED
- CONSTRUCT NEW DRIVEWAY APPROACH
- CONSTRUCT PARKWAY DRAIN
- CONSTRUCT CATCH BASIN
- CONSTRUCT AREA DRAIN
- CONSTRUCT STORMTECH CHAMBER
- CONSTRUCT SIDEWALK
- CONSTRUCT TRENCH DRAIN

EXISTING EASEMENT NOTES:

- 5' WATER EASEMENT FOR PUBLIC UTILITIES PER BK. 2059, PG. 311, O.R. TO REMAIN
- 3' SCE EASEMENT FOR PUBLIC UTILITIES PER DEED REC. ON FEBRUARY 22, 2001, AS DOC. NO. 2001-306266, O.R. TO REMAIN

PROPOSED EASEMENT NOTES:

- 10' WIDE PROPOSED SEWER EASEMENT

BENCHMARK:

COUNTY BENCHMARK 1G3589

RDBM TAG IN S CB 2FT W/O BCR @ SW COR  
DUARTE RD & OAK AVE

ELEVATION: 510.183'

PROJECT LOCATION:

9065 ARCADIA AVENUE,  
SAN GABRIEL, CA 91775

OWNER:

KTL FORTUNE HOMES, LLC\  
RICHARD LIU  
10213 NADINE STREET,  
TEMPLE CITY, CA 91780  
626-203-9638

DRAWN:

PYS

CHECKED:

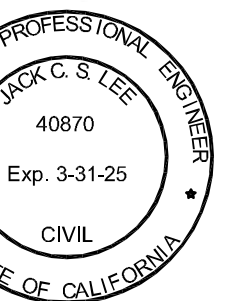
DATE: 07/11/2024

JOB NO.: 20-019-051

SCALE: 1" = 10'

FILE NAME:

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



**T-1**

SHEET 1 OF 1 SHT.



"MAJOR LAND DIVISION  
TENTATIVE TRACT MAP NUMBER 83311  
(FOR CONDOMINIUM PURPOSES)  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
EXHIBIT MAP"

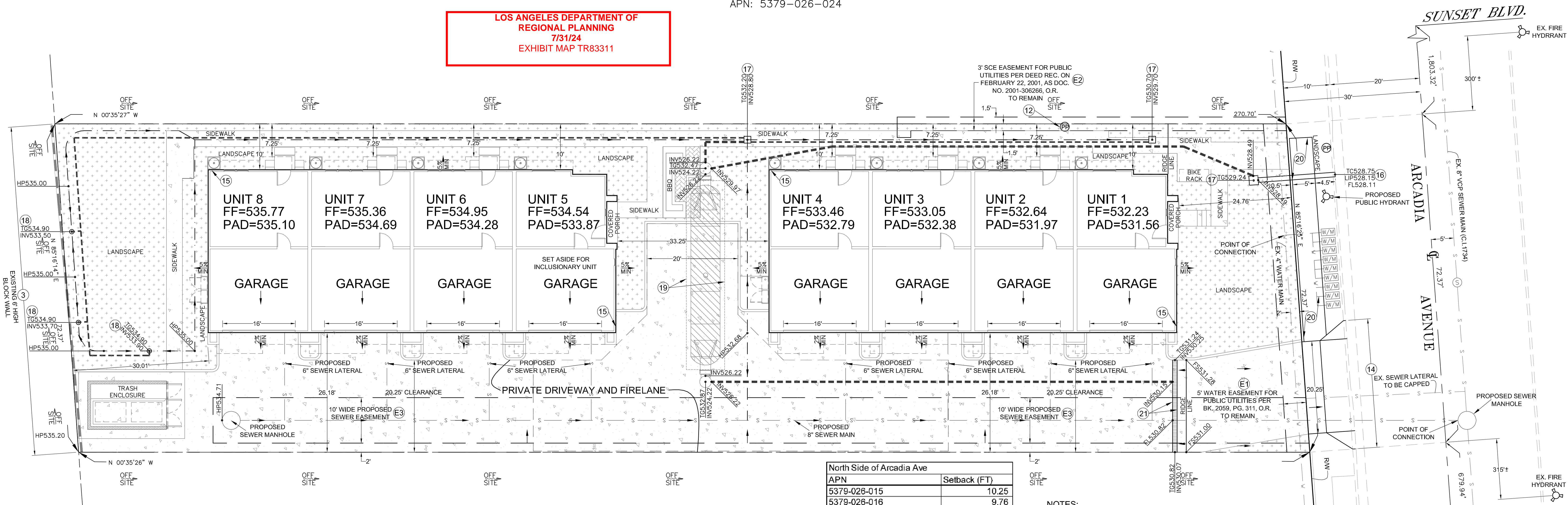
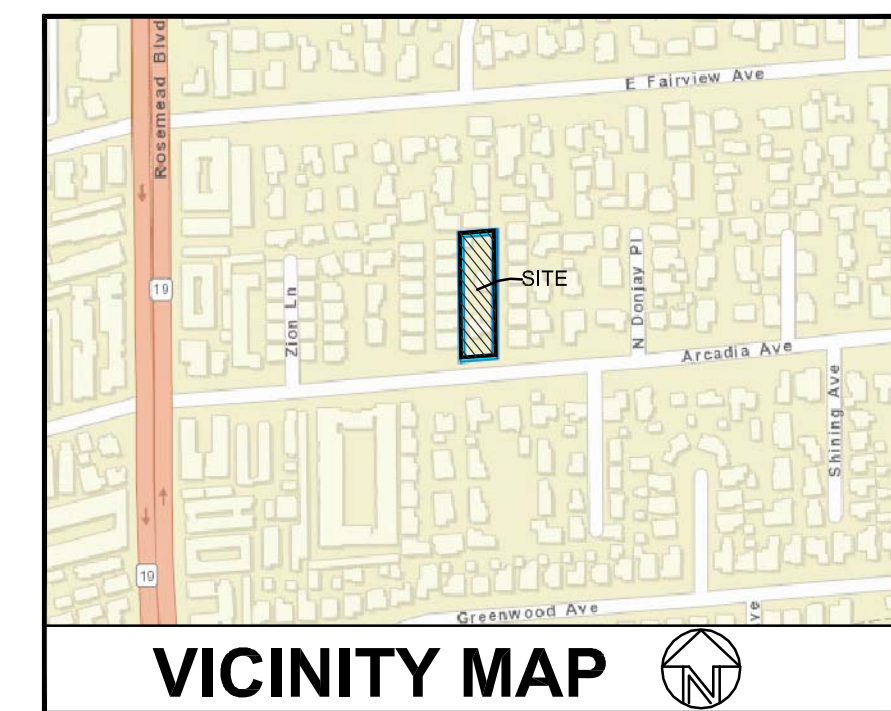
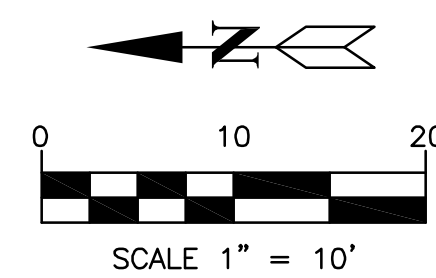
A PORTION OF LOT 29 OF TRACT NO. 3747, IN THE CITY OF SAN GABRIEL, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, AS PER MAP RECORD IN BOOK 40 PAGE 95 OF MAPS, IN THE OFFICE OF  
COUNTY RECORDED OF SAID COUNTY.

APN: 5379-026-024

LOS ANGELES DEPARTMENT OF  
REGIONAL PLANNING  
7/31/24  
EXHIBIT MAP TR83311

LEGENDS & ABBREVIATIONS

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---	.....	FLOW PATTERN
.....	.....	TREE
.....	.....	SHEET FLOW
.....	.....	SEWER MANHOLE
.....	.....	WATER METER
.....	.....	CONCRETE DRIVEWAY
.....	.....	LANDSCAPE AREA
.....	.....	SEWER LINE
.....	.....	FIRE HYDRANT
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UTILITIES:

WATER - CALIFORNIA AMERICAN WATER  
SEWER - COUNTY OF LOS ANGELES  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - AT&T / SBC  
TRASH - ATHENS DISPOSAL COMPANY  
CABLE TV - CHARTER COMMUNICATION CABLE

NOTE:

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

EARTHWORK QUANTITIES:

OUT: 50 CY FILL: 100 CY  
IMPORT: 50 CY OVER-EXCAVATION: 1450 CY

SPECIAL NOTES:

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

PROJECT SUMMARY:

OWNER:

KTL FORTUNE HOMES, LLC \ RICHARD LIU  
10213 NADINE STREET, TEMPLE CITY, CA 91780  
626-203-9638

PROJECT ADDRESS:

9065 ARCADIA AVENUE, SAN GABRIEL, CA 91775

PROJECT DESCRIPTION:

8 CONDOMINIUM UNITS

EXISTING LOT:

1

PROPOSED LOT:

1

A.P.N.:

5379-026-024

EXISTING ZONING:

R-2

PROPOSED ZONING:

R-2

LAND USE DESIGNATION:

H-18

COMMUNITY STANDARD DISTRICT:

EAST PASADENA-SAN GABRIEL COMMUNITY  
STANDARD'S DISTRICT

TOTAL AREA:

0.448 ACRE (19,539.21 S.F.)

AREAS:

GROSS AREA: 0.448 ACRE (19,539.21 S.F.)  
NET AREA: 0.437 ACRE (19,052.05 S.F.)

EXISTING MAIN HOUSE TO BE DEMOLISHED

= 1,612 S.F.

EXISTING ACCESSORY HOUSE TO BE DEMOLISHED

= 1,122 S.F.

EXISTING GARAGE TO BE DEMOLISHED

= 374 S.F.

REQUIRED AND PROPOSED SETBACK:

FRONT SETBACK - REQUIRED:

24.68' (AVERAGE SETBACK ON ARCADIA AVENUE)

PROPOSED:

(MIN. 20'-0" OR AVERAGE SETBACK ON ARCADIA  
AVENUE IF GREATER THAN 20'-0")

SIDE SETBACK - REQUIRED:

10% OF LOT WIDTH 7'-3"

PROPOSED:

7'-3"

REAR SETBACK - REQUIRED:

30'-0"

PROPOSED:

30'-0"

PROPOSED BUILDING HEIGHT:

2 STORY : 25'-3"

BUILDINGS SEPARATION REQUIRED:

20'-0"

BUILDINGS SEPARATION PROPOSED:

33'-3"

DWELLING UNIT FLOOR AREA SUMMARY:

	GARAGE	1ST FLOOR	2ND FLOOR	TOTAL LIVING AREA
UNIT 1 (TYPE A)	387 SF	326 SF	764 SF	1,090 SF
UNIT 2 (TYPE B)	387 SF	358 SF	812 SF	1,170 SF
UNIT 3 (TYPE B)	387 SF	358 SF	812 SF	1,170 SF
UNIT 4 (TYPE C)	387 SF	358 SF	804 SF	1,162 SF
UNIT 5 (TYPE A)	387 SF	326 SF	764 SF	1,090 SF
INCLUSIONARY UNIT				
UNIT 6 (TYPE B)	387 SF	358 SF	812 SF	1,170 SF
UNIT 7 (TYPE B)	387 SF	358 SF	812 SF	1,170 SF
UNIT 8 (TYPE C)	387 SF	358 SF	804 SF	1,162 SF

MAX. AFFORDABILITY  
OF 80% AMI

PROPERTY NET LOT SIZE= 19,582.25 SF  
FAR MAX. ALLOWED = 50% OF NET LOT SIZE= 9,791.12 SF  
TOTAL LIVING FLOOR AREA: 9184 SF  
BUILDING COVERAGE= 3,730 SF x (2)=7,460 SF (38.09%)

TYPE A: UNIT 1 & UNIT 5  
GROUND FLOOR - 326 SF  
SECOND FLOOR - 764 SF  
3 BED ROOMS, 3 BATHROOMS  
W/ ATTACHED 387 SF 2-CAR GARAGE  
TOTAL LIVING FLOOR AREA: 1,090 SF

TYPE B: UNIT 2, 3, 6 & 7  
GROUND FLOOR - 358 SF  
SECOND FLOOR - 812 SF  
3 BED ROOMS, 3 BATHROOMS  
W/ ATTACHED 387 SF 2-CAR GARAGE  
TOTAL LIVING FLOOR AREA: 1,170SF

TYPE C: UNIT 4 & UNIT 8  
GROUND FLOOR - 358 SF  
SECOND FLOOR - 804 SF  
3 BED ROOMS, 3 BATHROOMS  
W/ ATTACHED 387 SF 2-CAR GARAGE  
TOTAL LIVING FLOOR AREA: 1,162SF

BENCHMARK:

COUNTY BENCHMARK 1G3589

RDBM TAG IN S CB 2FT W/O BCR @ SW COR  
DUARTE RD & OAK AVE

ELEVATION: 510.183'

PROJECT LOCATION:

9065 ARCADIA AVENUE,  
SAN GABRIEL, CA 91775

OWNER:

KTL FORTUNE HOMES, LLC\  
RICHARD LIU  
10213 NADINE STREET,  
TEMPLE CITY, CA 91780  
626-203-9638

NOTES:

- EXISTING 6' HIGH BLOCK WALL TO REMAIN
- EXISTING POWER POLE TO REMAIN
- CONSTRUCT NEW DRIVEWAY APPROACH
- CONSTRUCT NEW BUILDING
- CONSTRUCT PARKWAY DRAIN
- CONSTRUCT CATCH BASIN
- CONSTRUCT AREA DRAIN
- CONSTRUCT STORMTECH CHAMBER
- CONSTRUCT SIDEWALK
- CONSTRUCT TRENCH DRAIN

EXISTING EASEMENT NOTES:

- 5' WATER EASEMENT FOR PUBLIC UTILITIES PER BK. 2059, PG. 311, O.R. TO REMAIN
- 3' SCE EASEMENT FOR PUBLIC UTILITIES PER DEED REC. ON FEBRUARY 22, 2001, AS DOC. NO. 2001-306266, O.R. TO REMAIN

PROPOSED EASEMENT NOTES:

- 10' WIDE PROPOSED SEWER EASEMENT

DRAWN:

PYS

CHECKED:

DATE:

07/11/2024

JOB NO.:

20-019-051

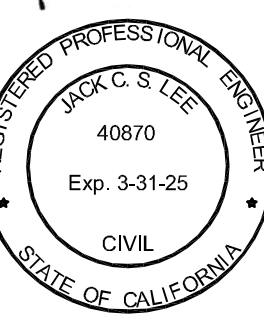
SCALE:

1" = 10'

FILE NAME:

CALLAND ENGINEERING, INC.  
dba QUARTECH CONSULTANTS

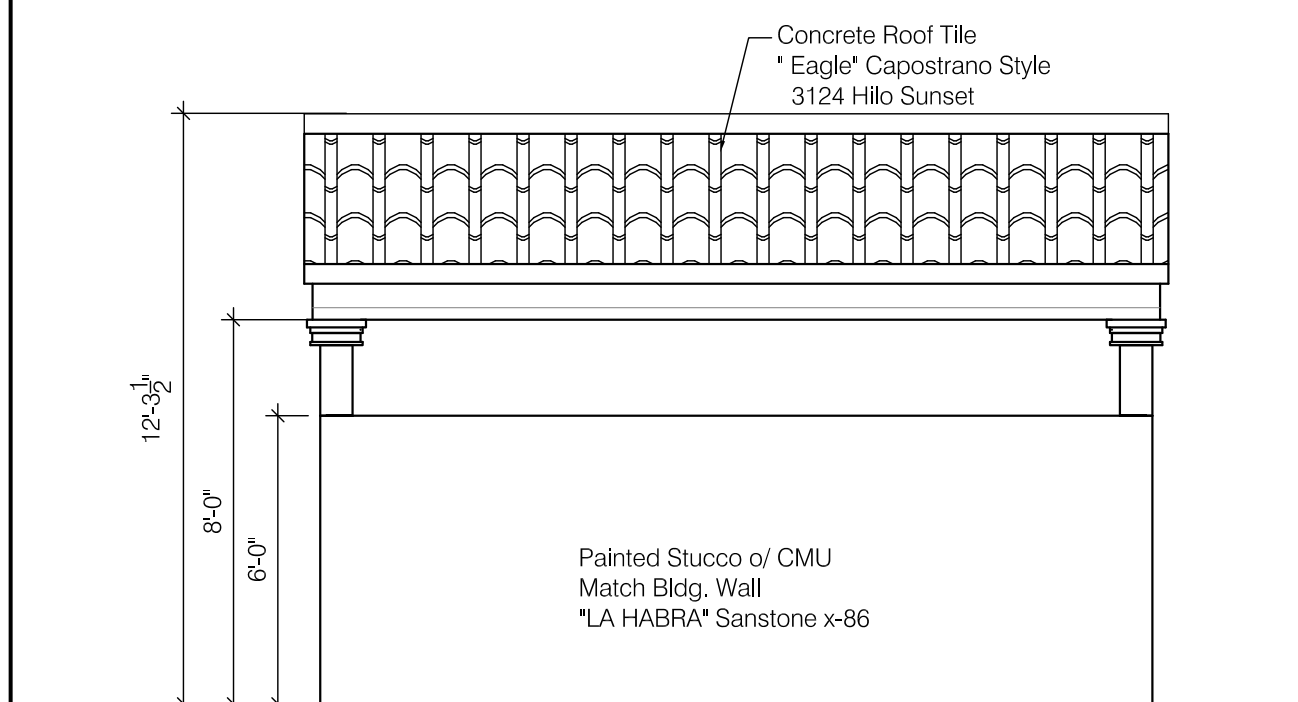
576 E. LAMBERT ROAD, BREA, CA 92821  
TEL: (714) 671-1050 FAX: (714) 671-1090



T-1

SHEET 1 OF 1 SHT.

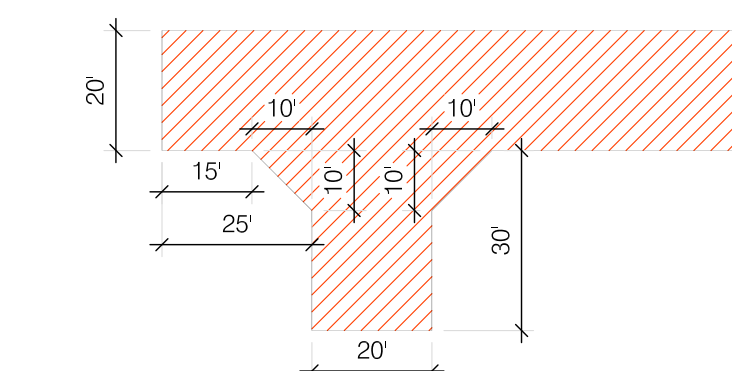




○ TRASH ENCLOUSER SIDE ELEVATION



1 SITE PLAN  
SCALE : 1"=20'-0"



INTERMEDIATE TURN AROUND

FIGURE B

North Side of Arcadia Ave	
APN	Setback (FT)
5379-026-015	10.25
5379-026-016	9.76
5379-026-017	16.71
5379-026-115 TO -124	22.19
5379-026-076 TO -081	17.66
5379-026-037	46.70
5379-026-091 TO -102	26.17
5379-026-024	44.64
5379-026-107 TO -113	18.90
5379-026-068	21.81
5379-026-064	18.45
5379-026-052	34.29
5379-027-016	30.34
5379-027-017	32.05
5379-027-044	19.82
5379-027-056	31.61
5379-027-072	18.03
5379-027-067	20.38
5379-027-061	47.40
5379-027-039	19.18
5379-027-046	18.99
5379-027-026	37.66
Average Setback (Excluding Arcadia 9065)	24.68

SEE ATTACHED SETBACK SURVEY MAP  
SHEET T-1 FOR DETAIL

## R-2 ZONE

## CONDOMINIUM DEVELOPMENT

**9065 E. Arcadia Avenue, San Gabriel**  
**APN: 5379-026-024**

## PROJECT SUMMARY

APPLICANT: T.J. BUILD  
CONTACT: JIMMY SHOU-YI LEE  
13841 ROSWELL AVENUE, SUITE A  
CHINO CA 91710  
TEL: 951-415-9622  
EMAIL: jimmysylee@gmail.com

**PROPERTY OWNER:**  
Ktl Fortune Homes LLC  
10213 Nadine Street  
Temple City, CA 91780  
**CONTACT:** Richard Liu  
**EMAIL:** allpro888@gmail.com  
**PHONE:** 626-203-9638

PROJECT ADDRESS:  
9065 E. ARCADIA AVENUE, SAN GABRIEL CA 91775  
APN: 5379-026-024  
PROPERTY SIZE:  
LOT DIMENSION: 72.37' X 270.70'  
LOT SIZE: GROSS: 21,757.9 SF / 0.5 acres  
NET: 19,582.25 SF / 0.45 acres (does not include the removal of easements)  
EXISTING USE: SINGLE FAMILY - TO BE DEMOLISHED

## ZONING SUMMARY

PROPOSED USE: SUBDIVISION / CONDITIONAL USE PERMIT FOR 8 CONDOMINIUM UNITS  
EXISTING GENERAL PLAN: RESIDENTIAL  
APPLIED ZONING: R2/H18 - E. PASADENA-SAN GABRIEL CSD  
REQUIRED AND PROPOSED SETBACK:  
FRONT SETBACK - REQUIRED: 24'-6" (AVERAGE SETBACK ON ARCADIA AVENUE)  
( MIN. 20'-0" OR AVERAGE SETBACK ON ARCADIA AVENUE IF GREATER THAN 20'-0". SEE T-1)  
PROPOSED: 24'-9" (24.75')  
SIDE SETBACK - REQUIRED: 10% OF LOT WIDTH = 7'-3" (7.237')  
PROPOSED : 7'-3"  
REAR SETBACK - REQUIRED: 30'-0"  
PROPOSED: 30'-0"  
PROPOSED BUILDING HEIGHT: 2 STORY : 25'-3"  
BUILDINGS SEPARATION REQUIRED: 20'-0"  
BUILDINGS SEPARATION PROPOSED: 33'-3"

DWELLING UNIT FLOOR AREA SUMMARY:

	GARAGE	1st FLOOR	2nd FLOOR	TOTAL LIVING AREA
UNIT 1 (TYPE A)	387 SF	326 SF	764 SF	1090 SF
UNIT 2 (TYPE B)	387 SF	358 SF	812 SF	1170 SF
UNIT 3 (TYPE B)	387 SF	358 SF	812 SF	1170 SF
UNIT 4 (TYPE C)	387 SF	358 SF	804 SF	1162 SF
UNIT 5 (TYPE A) Inclusionary Unit	387 SF	326 SF	764 SF	1090 SF
UNIT 6 (TYPE B)	387 SF	358 SF	812 SF	1170 SF
UNIT 7 (TYPE B)	387 SF	358 SF	812 SF	1170 SF
UNIT 8 (TYPE C)	387 SF	358 SF	804 SF	1162 SF
				9184 SF

Maximum affordability of 135% AMI
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PROPERTY NET LOT SIZE=19,582.25 SF  
FAR MAX. ALLOWED = 50% OF NET LOT SIZE = 9,791.12 SF  
TOTAL LIVING FLOOR AREA: 9,184 SF  
BUILDING COVERAGE= 3,730 SF x (2)=7,460 SF (38.09%)

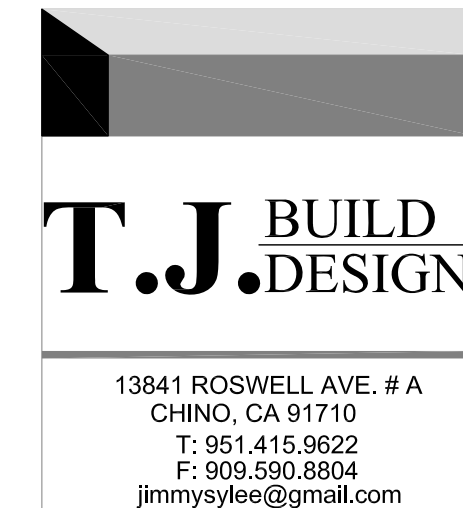
## BUILDING SUMMARY

PROPOSED USE: (2) FOURPLEX BUILDINGS WITH 8 DWELLING UNITS

BUILDING HEIGHTS: 2- STORY, 25'-3" TO T.O.ROOF  
BUILDING OCCUPANCY: R3 & U  
BUILDING CONSTRUCTION: TYPE VB WITH AUTOMATIC FIRE SPRINKLER 13-R

**SYMBOL LEGEND :**

- |     |   |
|-----|---|
| (A) | EXISTING CONC. BLK FENCE WALL - 6' TALL   |
| (B) | COMMON PRIVATE DRIVEWAY- MIN. 20'-0"  |
| (C) | FRONT YARD SETBACK - 24'-9" TO BUILDING; 21'-0" TO PORCH  |
| (D) | SIDE YARD SETBACK - 7'-3" (2nd Fl.) -buildings and equipments are complied the setback dimension ( MIN. REQ.10% OF LOT WIDTH - 7'-3") |
| (E) | REAR YARD SETBACK - 30'-8" ( MIN. REQ. 30'-0' )   |
| (F) | NEW 20'-0" WIDE DRIVEWAY APPROACH   |
| (G) | MIN. CLEAR TO SKY WIDTH AT DRIVEWAY : 21'-9"  |
| (H) | DRIVEWAY AISLES - 26' GARAGE BACK UP SAPCE  |
| (J) | PADESTRAIN WALKWAY - 3'-6" WIDE   |
| (K) | EXISTING TREE ON-SITE TO BE REMAINED  |
| (L) | <input checked="" type="checkbox"/> AC CONDENSER - HAS A SIDEYARD SETBACK 7'-3"   |
| (M) | 5' WIDE UTILITY EASEMENT  |
| (N) | 3' WIDE UTILITY EASEMENT  |
| (P) | PROPOSED LANDSCAPING AREA   |
| (Q) | COVERED TRASH ENCLOSURE - 10'-8" X 17'-4"   |



PROJECT NAME  
CONDOMINIUM DEVELOPMENT  
R2 Zone  
9065 ARCADIA AVENUE  
SAN GABRIEL, CA 91775  
TR83311 (RPPL2023003370)

## REVISIONS

## REVISIONS

PROJECT SUMMARY  
SITE PLAN

DATE 08-02-2027

DATE: 09-15-2023

SCALE: 1"=20'-0"

DRAWN: 

JOB NO. 2017

SHEET

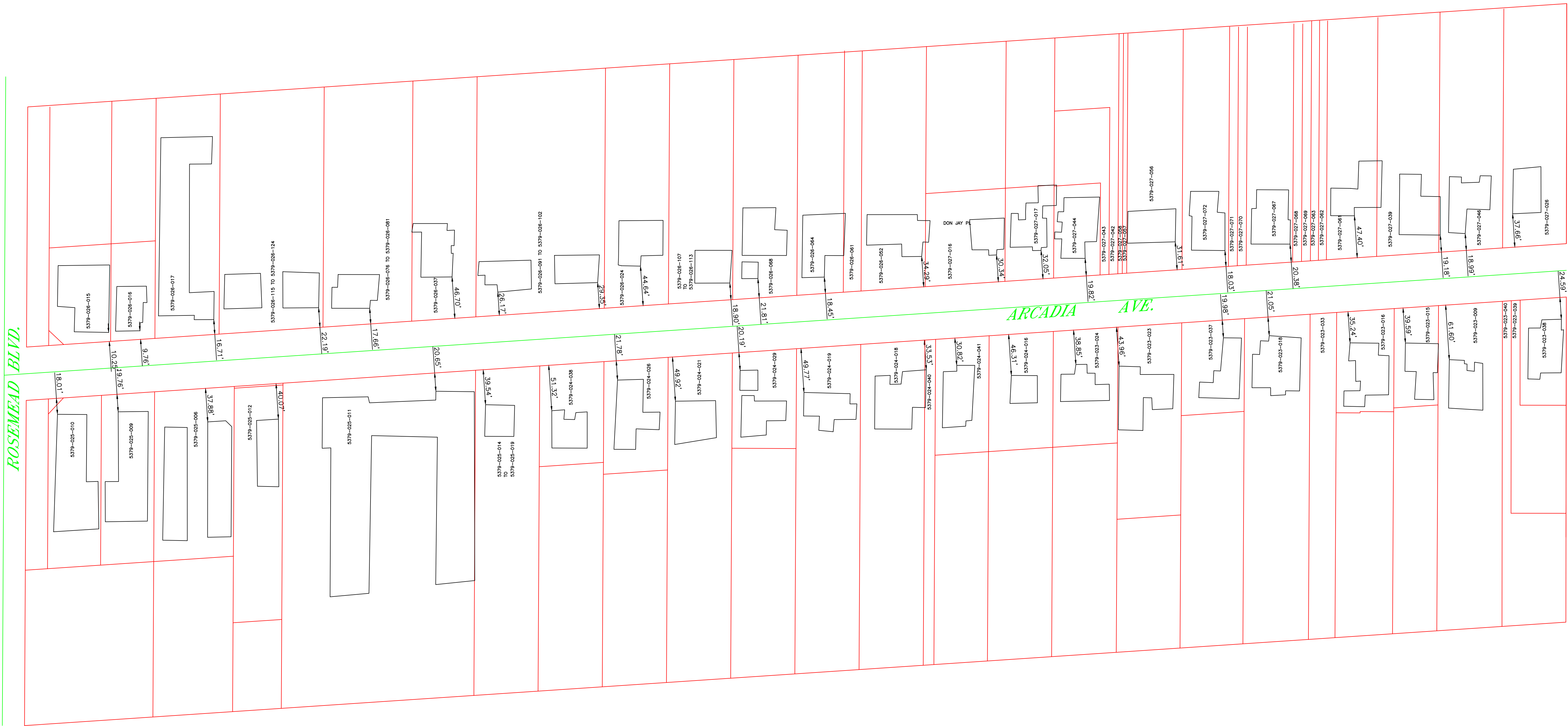
SHEET

A0

SHEETS



SETBACK SURVEY MAP



ROSEMEAD BLVD.

ARCADIA AVE.

SURVEYOR'S NOTES:

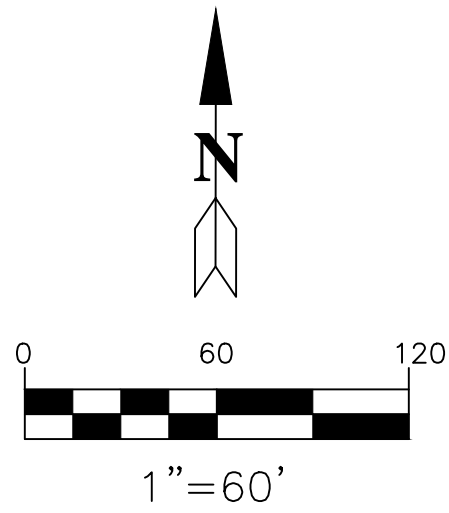
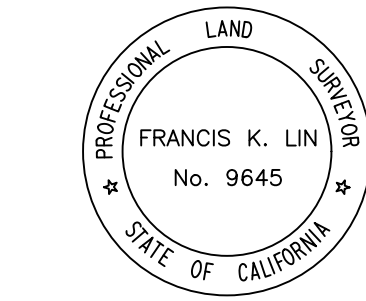
- ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
- ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
- THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
- THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
- EASEMENTS MAY NOT BE SHOWN DUE TO UNAVAILABILITY OF AN EFFECTIVE PRELIMINARY TITLE REPORT AT THE TIME OF DRAFT COMPLETION.

BASIS OF BEARING:

CENTERLINE OF ARCADIA AVE. N86°09'30"E  
PER TRACT NO. 3747 M.B. 40-95

South Side of Arcadia Ave	
APN	Setback (FT)
5379-025-010	18.01
5379-025-009	19.76
5379-025-006	37.88
5379-025-012	40.07
5379-025-011	20.65
5379-025-014 TO -019	39.54
5379-024-038	51.32
5379-024-026	21.78
5379-024-021	49.92
5379-024-029	20.19
5379-024-019	49.77
5379-024-018	33.53
5379-024-041	30.82
5379-024-016	46.31
5379-023-024	38.85
5379-023-023	43.96
5379-023-037	19.98
5379-023-018	21.05
5379-023-016	35.24
5379-023-015	39.59
5379-023-009	61.60
5379-023-038	24.59
Average Setback (Excluding Arcadia 9072)	34.02

North Side of Arcadia Ave	
APN	Setback (FT)
5379-026-015	10.25
5379-026-016	9.76
5379-026-017	16.71
5379-026-115 TO -124	22.19
5379-026-076 TO -081	17.66
5379-026-037	46.70
5379-026-091 TO -102	26.17
5379-026-024	44.64
5379-026-107 TO -113	18.90
5379-026-068	21.81
5379-026-064	18.45
5379-026-052	34.29
5379-027-016	30.34
5379-027-017	32.05
5379-027-044	19.82
5379-027-056	31.61
5379-027-072	18.03
5379-027-067	20.38
5379-027-061	47.40
5379-027-039	19.18
5379-027-046	18.99
5379-027-026	37.66
Average Setback (Excluding Arcadia 9065)	24.68



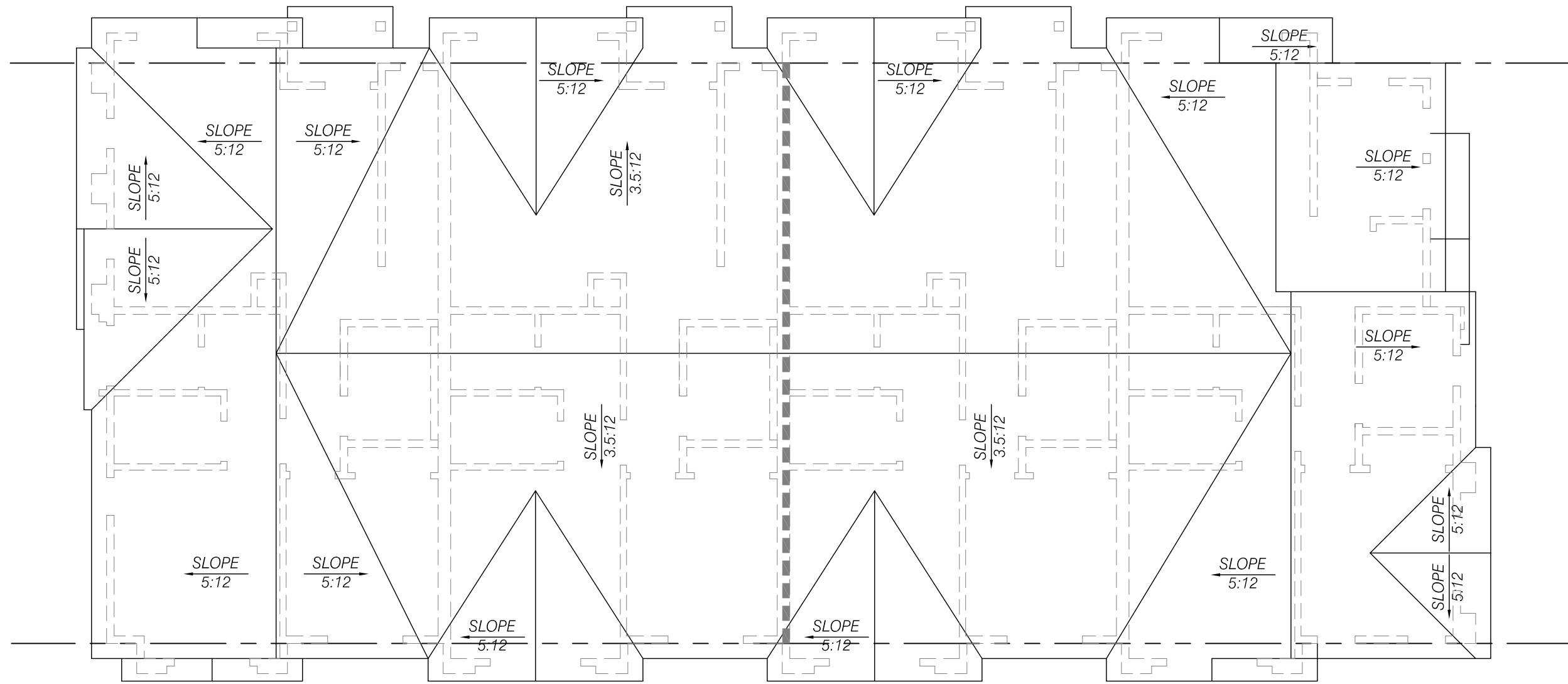
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REVISIONS

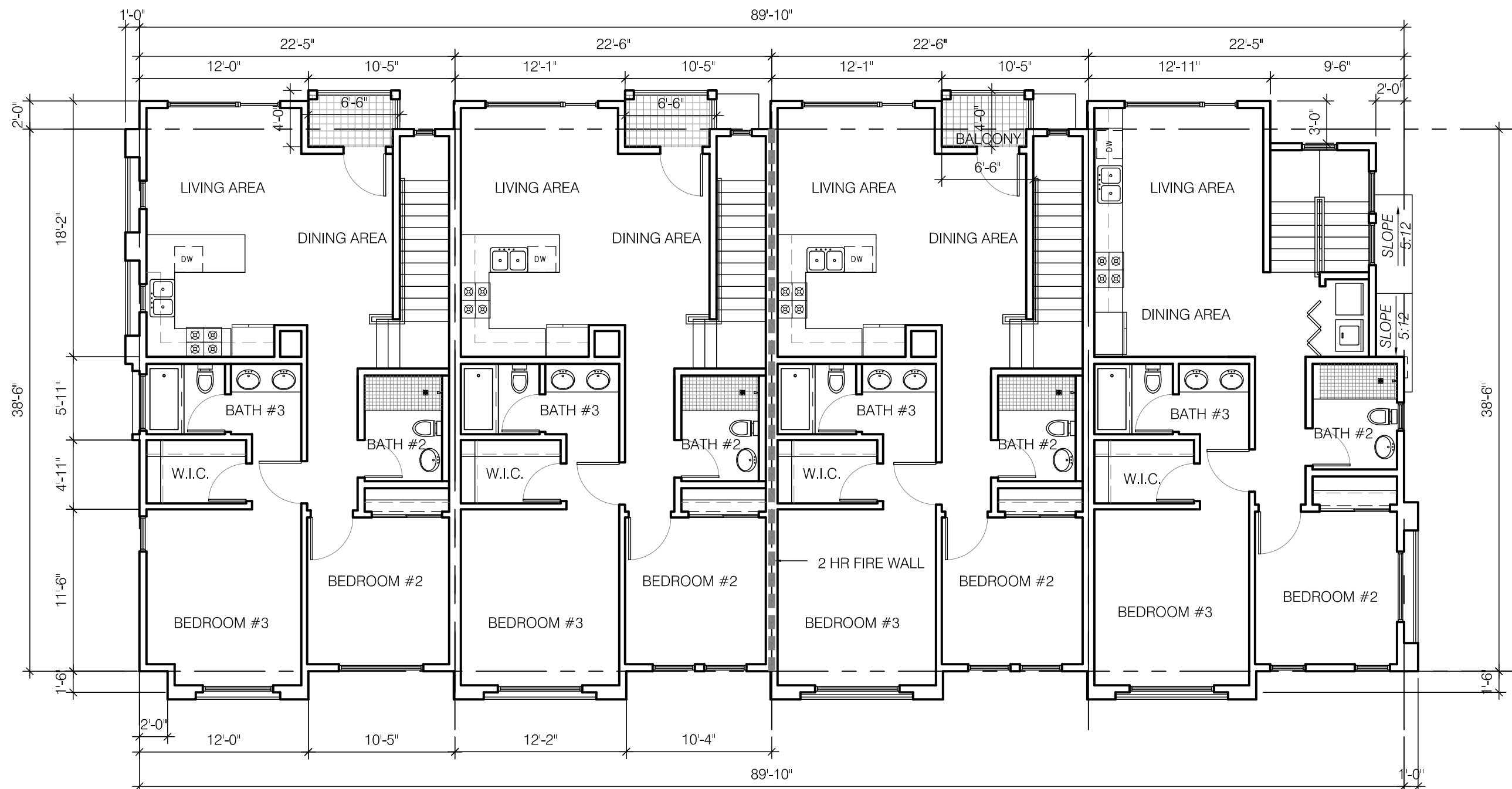


PROJECT LOCATION:  
Arcadia Avenue  
San Gabriel, CA 91775

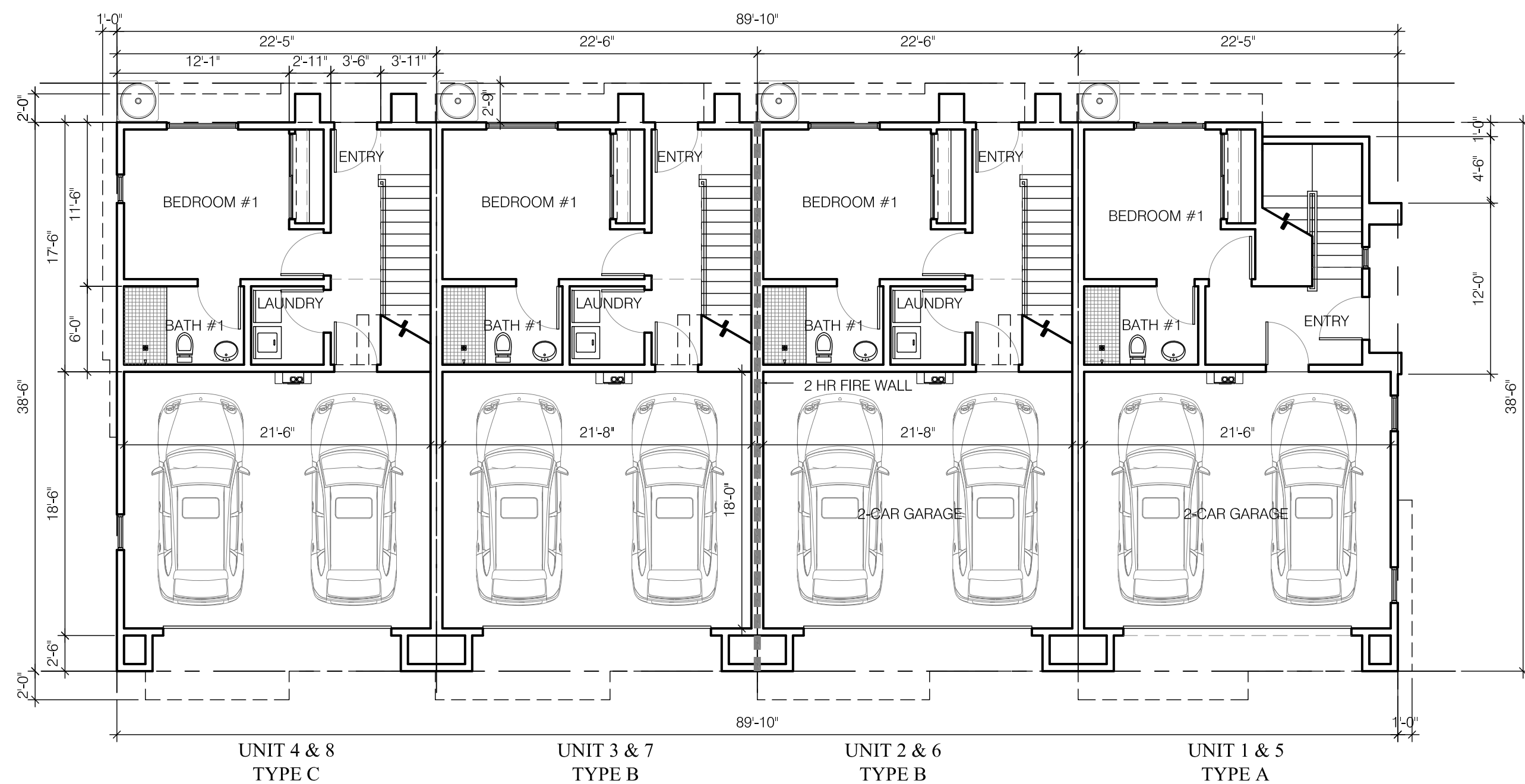
DRAWN: ML/PS  
CHECKED: JY  
DATE: 05-31-2022  
JOB NO.: 20-190-041  
SCALE: 1"=60'  
FILE NAME: Arcadia setback.dwg



BUILDING I ROOF PLAN ( BLDG. II SAME )  
SCALE : 1/8"=1'-0"



BUILDING I SECOND FLOOR PLAN ( BLDG. II SAME )  
SCALE : 1/8"=1'-0"



BUILDING I GROUND FLOOR PLAN ( BLDG. II SAME )  
SCALE : 1/8"=1'-0"

TYPE A: UNIT 1 & UNIT 5  
GROUND FLOOR - 326 SF  
SECOND FLOOR - 764 SF  
3 BED ROOMS, 3 BATHROOMS  
W/ ATTACHED 387 SF 2-CAR GARAGE  
TOTAL LIVING FLOOR AREA: 1,090 SF

TYPE B: UNIT 2, 3, 6 & 7  
GROUND FLOOR - 358 SF  
SECOND FLOOR - 812 SF  
3 BED ROOMS, 3 BATHROOMS  
W/ ATTACHED 387 SF 2-CAR GARAGE  
TOTAL LIVING FLOOR AREA: 1,170 SF

TYPE C: UNIT 4 & UNIT 8  
GROUND FLOOR - 358 SF  
SECOND FLOOR - 804 SF  
3 BED ROOMS, 3 BATHROOMS  
W/ ATTACHED 387 SF 2-CAR GARAGE  
TOTAL LIVING FLOOR AREA: 1,162 SF



1 SOUTH (FRONT) ELEVATION  
SCALE : 1/8"=1'-0"



2 EAST ELEVATION  
SCALE : 1/8"=1'-0"



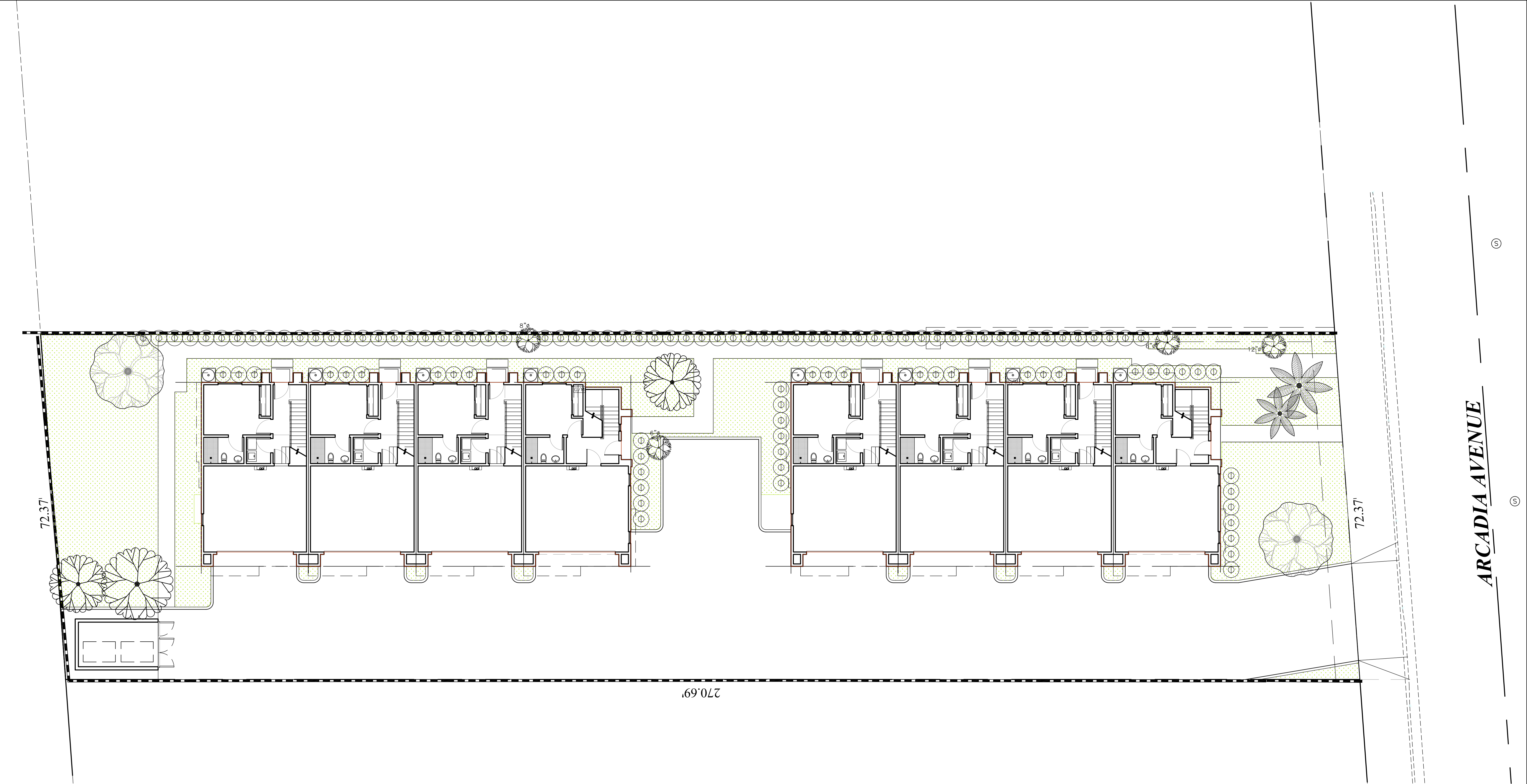
3 NORTH (REAR) ELEVATION  
SCALE : 1/8"=1'-0"

MATERIAL LEGEND	
1. CONCRETE ROOF TILES * EAGLE® CAPISTRANO STYLE, Hues of Burnt Orange, Brown Flashed PRODUCT: 3124 HILO SUNSET* ROOFING MATERIAL TO BE CLASS "A" (Fire Code 4710.1.2)	ICC # ESR-1900 (ICBO ER-6034P)
2. 7/8" EXTERIOR CEMENT PLASTER - COLOR MATCHES LA HABRA SANDSTONE X-86 (BASE 200) FINE FINISH.	
3. 7/8" EXTERIOR CEMENT PLASTER - COLOR MATCHES LA HABRA TIERRA 272L-(31) FINE FINISH.	
4. Milgard Tuscany Series-VINYL WINDOW CASING W/ CLEAR GLASS, Recessed 2 inches (TYP.) -EXTERIOR COLOR : TAUPE	
5. UNIT ENTRANCE DOOR-- SPANISH STYLE, FINISHED WITH DARK BROWN STAIN- CHOOSE BY OWNER	
6. Milgard Tuscany Series- VINYL FIXED WINDOW W/ CLEAR GLASS, Recessed 2 inches (TYP.) EXTERIOR COLOR: TAUPE	
7. GARAGE DOOR-REMOTE CONTROL ROLL UP- PAINTED COLOR -BROWN	
8. EXTERIOR DECORATIVE LIGHTING	
9. WROUGHT IRON GUARDRAIL - PAINT BLACK	
10. SPANISH STYLE CLAY ATTIC GABLE VENT TUBE -SUNCOAST STONE, INC. - TERRACOTTA COLOR	



4 WEST ELEVATION  
SCALE : 1/8"=1'-0"





1 LANDSCAPE PLAN  
SCALE : 1"=10'-0"



PLANTING LEGEND

TREE	SYMBOL	SIZE	BOTANICAL NAME/ COMMON NAME
T2		24" BOX	LAGERSTROEMIA INDICA 'MUSKOGEE' CRAPE MYRTLE
T4		24" BOX	LAGERSTROEMIA INDICA 'DYNAMITE' DYNAMITE CRAPE MYRTLE
T5		8'B.T.H.	PHOENIX DACTYLIFERA DATE PALM
SHRUB	SYMBOL		
S9		5 GAL	ROSE 'ICE BERG' WHITE WHITE ICEBERG ROSE
			TURF AREA

T.J.BUILD  
DESIGN

13841 ROSWELL AVE. # A  
CHINO, CA 91710  
T: 951.415.9622  
F: 909.590.8804  
jimmysylee@gmail.com

PROJECT NAME:  
CONDOMINIUM DEVELOPMENT  
R2 Zone  
9065 ARCADIA AVENUE  
SAN GABRIEL, CA 91775  
TR83311 (RPPL2023003370)

REVISIONS:

CONCEPTUAL  
LANDSCAPE PLAN

DATE:	08-02-2023
PRINTED:	
DATE:	
SCALE:	AS NOTED
DRAWN:	J.L.
JOB NO.	2017
SHEET	

**PROJECT NUMBER**

PRJ2021-002637

**HEARING DATE**

April 23, 2025

**REQUESTED ENTITLEMENT(S)**

Tentative Tract Map No. 83311 (RPPL2021007098)

Administrative Housing Permit No. RPPL2023003370

## PROJECT SUMMARY

**OWNER / APPLICANT**

Richar Liu, KTL Fortune Homes LLC /Calland Engineering, Inc.

**MAP/EXHIBIT DATE**

July 31, 2024

**PROJECT OVERVIEW**

Tentative Tract Map No. 83311 is a request to create one multi-family residential lot with eight attached residential condominium units within two separate buildings (four units within each building) on a lot with 0.4 gross acres (19,539 gross square feet) ("Project"). Unit No. 5 is an affordable set-aside unit, provided at a maximum affordability of 80% Area Median Income or less. The two townhome buildings will be two stories and 25 feet in height. Each unit will have an attached two-car garage for a total of 16 covered vehicular parking spaces onsite. Guest parking spaces are not required nor provided. The Project includes a total of five bicycle parking spaces including one short-term space and four long-term spaces. A five-foot-wide landscaped walkway provides pedestrian connectivity between open and landscaped areas on the site and direct access to all units. A trash enclosure for use by all units is provided on the northwest corner of the Project Site at the end of the private driveway and fire lane. The Project Site is accessible from Arcadia Avenue, a 60-foot-wide Interior Collector Street, which leads into a 28-foot-wide ungated private driveway and fire lane. The private driveway and fire lane provides internal vehicular circulation and access to the attached garages and includes a hammerhead fire turnaround in the middle of the Project Site between the two residential buildings. The existing lot width of 72.4 feet is nonconforming and will not be modified. The Project includes a waiver request to reduce the minimum lot width requirement from 85 feet to 72.4 feet. The total grading proposed is 1,600 cubic yards ("cy"), which includes 50 cy of cut, 50 cy of import, 100 cy of fill, and 1,450 cy of over-excavation. There are two detached single-family residences that will be demolished as a condition of approval prior to final map recordation. The affordable set-aside unit fulfills both affordable housing replacement and inclusionary housing requirements.

**LOCATION**

9065 East Arcadia Avenue, San Gabriel

**ACCESS**

Arcadia Avenue

**ASSESSORS PARCEL NUMBER**

5379-026-024

**SITE AREA**

0.4 Gross/Net Acres

19,539.2 Gross (19,052.1 Net) Square Feet

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

South Santa Anita – Temple City

**PLANNING AREA**

West San Gabriel Valley

**LAND USE DESIGNATION**

H18 (Residential 18: 0 to 18 Dwelling Units Per Net Acre)

**ZONE**

R-2 (Two-Family Residence - 5,000 Square Feet Minimum Required Lot Area)

**PROPOSED UNITS**

8

**MAX DENSITY/UNITS**

8

**COMMUNITY STANDARDS DISTRICT ("CSD")**

East Pasadena – East San Gabriel

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 15 Categorical Exemption – Minor Land Divisions`

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**KEY ISSUES**

- Consistency with the Los Angeles County General Plan.
- The Project application was deemed complete on November 22, 2022, prior to the effective date of the West San Gabriel Valley Area Plan and therefore the Project is analyzed under the General Plan in effect at the time of the application was deemed complete.
- Satisfaction of the following portions of Title 21 and 22 of the Los Angeles County Code:
  - Chapter 21.40 (Tentative Maps)
  - Section 21.24.380 (Condominiums and Community Apartment)
  - Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5)
  - Section 22.18.040 (Development Standards for Residential Zones)
  - Chapter 22.119 (Affordable Housing Replacement)
  - Chapter 22.121 (Inclusionary Housing)
  - Chapter 22.318 (East Pasadena – East San Gabriel CSD Requirements)

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**CASE PLANNER:**

Alejandrina Baldwin

**PHONE NUMBER:**

(213) 647 - 2464

**E-MAIL ADDRESS:**

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**LOS ANGELES COUNTY**  
**DEPARTMENT OF REGIONAL PLANNING**  
**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION**  
**AND ORDER**  
**PROJECT NO. PRJ2021-002637**  
**TENTATIVE TRACT MAP NO. 83311 (RPPL2021007098)**

**RECITALS**

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on April 23, 2025, in the matter of Project No. **PRJ2021-002637**, consisting of Tentative Tract Map No. 83311 (RPPL2021007098) (“TR83311”). TR83311 was considered together with Administrative Housing Permit (“AHP”) No. RPPL2023003370. TR83311 and AHP are referred to collectively as the “Project”.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The subdivider, Richard Liu, for KTL Fortune Homes LLC (“subdivider”), requests TR83311 dated July 31, 2024, to create eight attached residential condominium units, within two separate townhouse buildings (four units within each building), on 0.4 gross acres (19,539 gross square foot lot) (“Project”) located at 9065 E. Arcadia Avenue in the unincorporated community of East Pasadena – East San Gabriel pursuant to County Code Chapter 21.40 (Tentative Maps).
4. **RELATED ENTITLEMENT.** AHP No. RPPL2023003370 is a related request for the set aside of one for-sale unit with a maximum affordability of 80% Area Median Income (“AMI”). This is to meet the five percent set aside inclusionary housing requirement for projects within the San Gabriel Valley pursuant to County Code Table 22.121.050-B (Inclusionary Housing) and a replacement unit required pursuant to Section 22.119.050 (Requirements). The AHP includes a waiver to reduce the required minimum lot width of 85 feet to 72.4 feet pursuant to Section 22.121.050 (Incentive and Waiver or Reduction of Development Standard).
5. **ENTITLEMENT(S) 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.
6. **LOCATION.** The Project is located at 9065 East Arcadia Avenue within the South Santa Anita – Temple City Zoned District within the West San Gabriel Valley Planning Area (“Project Site”).
7. **LAND USE DESIGNATION.** The Project Site is located within the H18 (Residential 18: 0 to 18 Dwelling Units Per Net Acre) land use category of the General Plan. The Project application was deemed complete on November 22, 2022, prior to the effective date of the West San

Gabriel Valley Area Plan ("WSGVAP"). Therefore, the Project is analyzed under the General Plan in effect at the time of the application was deemed complete. The WSGVAP did not change the land use or zone for the Project Site.

8. **ZONING.** The Project Site is located in the R-2 (Two-Family Residence - 5,000 Square Feet Minimum Required Area) zone and is within the East Pasadena-East San Gabriel Community Standards District ("CSD").

9. **SURROUNDING LAND USES AND ZONING.**

LOCATION	GENERAL PLAN LAND USE POLICY*	ZONING	EXISTING USES
NORTH	H9 (Residential 9: 0 to 9 Dwelling Units Per Net Acre)	R-1	Single-family residences and townhouses.
EAST	H9	R-1	Detached residential condominium units, single-family residences and townhouses.
SOUTH	H9	R-1	Detached residential condominium units, single-family residences and townhouses.
WEST	H18 and H30 (Residential 30: 20 to 30 Dwelling Units Per Net Acre)	R-2 and R-3 (Limited Density Multiple Residence-5,000 Square Feet Minimum Required Area)	Detached residential condominium units, single-family residences and townhouses.

\*The Project application was deemed complete on November 22, 2022, prior to the effective date of the West San Gabriel Valley Area Plan ("WSGVAP"). Therefore, the Project is analyzed under the General Plan in effect at the time of the application was deemed complete.

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 0.4 gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with two residential units and a detached garage.

B. Site Access

The Project Site is accessible via a 20-foot-wide paved private driveway and fire lane from Arcadia Avenue, a 60-foot-wide Interior Collector Street. Pedestrian access is provided through a five-foot wide walkway throughout the Project Site and provides direct access to all units.

C. Tentative Map and Exhibit/Exhibit "A" Map

The Tentative Tract Map dated July 31, 2024, depicts one lot with two existing detached single-family residential units and detached garage to be demolished. An existing six-foot-high block wall will remain at the rear property line. The lot has 72.4 feet of street frontage and is approximately 72.4 feet wide. A 20-foot-wide paved private driveway and fire lane allow access into the Project Site from Arcadia Avenue. There is a hammerhead fire turnaround between the two residential buildings in the middle of the Project Site.

The Exhibit /Exhibit "A" Map dated July 31, 2024, depicts two residential buildings with four attached single-family residential condominium units in each townhouse building, for a total of eight new residential condominium units. Unit No. 5 is designated as the affordable housing set-aside unit and is located at the front of the rear building. Each townhouse building has two stories and is approximately 25.3 in height. The first floor of each unit will have a bedroom, bathroom and two-car garage. The second floor of each unit will have two additional bedrooms, two bathrooms, a kitchen and a dining-living area. The maximum floor area for the Project is 9,184 square feet and the lot coverage is 7,460 square feet. The residential buildings are separated by 33.3 feet, provide a front yard setback of 24.8 feet, a rear yard setback of 30 feet, a west side yard setback of 26 feet, and an east side yard setback of 10 feet to the building and 7.2 feet to the mechanical equipment. The front, east side, rear yard setbacks and the area between the residential buildings are landscaped. Three existing trees along the east side yard setback will remain. A five-foot-wide walkway from the public-right-of-way provides access to all of the yard areas and direct access to the residential units. A covered trash enclosure is at the rear of the lot, at the end of the paved private driveway and fire lane. The trash enclosure is two feet from the rear and west side property and will be about 12 feet in height.

D. Affordable Housing

The Project is subject to the Inclusionary Housing Ordinance ("IHO") and Affordable Housing Replacement requirements and is proposing one for-sale set-aside housing unit (Unit No. 5) at a maximum affordability of 80% AMI or less. The set-aside unit is similar in size to that of all the other units and includes the same number of bedrooms, common rooms and attached two-car garage.

E. Parking

The Project will provide a total of 16 covered parking spaces. Each residential condominium unit will have an attached two-car garage on the first floor. There are no



guest parking spaces provided. Four of the garages have one long-term bicycle parking space for a total of four long-term bicycles spaces. One short-term bicycle parking space is located within the front portion of the Project Site.

F. Internal Circulation

Internal circulation and access for the Project will be provided by a paved 20-foot-wide private driveway and fire lane and a five-foot-wide pedestrian walkway, from Arcadia Avenue. Each garage will have direct access from the internal paved private driveway and fire lane, and each unit will be accessible from the pedestrian walkway.

G. Condominium Project

Pursuant to the Subdivision Map Act, condominium units may be leased or sold. Renters of condominium units may not receive sufficient notification when an owner decides to sell the units. In order to provide renters with proper notification, notification is required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

**11. 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 15, Minor Land Divisions, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, on the basis that the Project involves the subdivision of one parcel that is within an urbanized area zoned for residential uses. The Project conforms with the General Plan, and no variances or exceptions are required, aside from the request for a waiver to reduce the minimum lot width requirement from 85 feet to 72.4 feet included in the related AHP. The Project does not modify the width of the existing lot, which is nonconforming. Furthermore, the Project Site has access to a public right-of-way and to existing services such as sewer and water. The Project Site was not involved in a subdivision of a larger parcel 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 the Regional Water Quality Control Board and does not contain any registered historic resources. The Project is also not located near a scenic highway. 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, there are no exceptions to the exemption and the Project is categorically exempt.

**12. COMMUNITY OUTREACH.** There was no community outreach preformed prior to the Commission's public hearing.

13. **PUBLIC COMMENTS.** *Reserved.*

14. **AGENCY RECOMMENDATIONS.**

A. County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended approval of Tentative Tract Map No. 83311 and Exhibit/Exhibit "A" Map dated July 31, 2024.

B. Los Angeles County Development Authority recommended approval in a letter dated August 29, 2024.

15. **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, newspaper (Arcadia Tribune), and property posting. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On March 10, 2025, Staff mailed a total of 171 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included four notices to those on the courtesy mailing list for the South Santa Anita – Temple City Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

16. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H18 land use designation is intended for single-family residences and two-family residences. The Commission further finds that the Project promotes residential condominium development, that are single-family residences in a townhouse design development in where each residential unit has its own attached two-car garage and is directly accessed through a pedestrian walkway and private driveway and fire lane to a public street. The Project provides one affordable set-aside unit and supports the County of Los Angeles Housing Element Program 19: West San Gabriel Valley Area Plan Objective of permitting at least 811 affordable units by October 2029.

The Project application was deemed complete on November 22, 2022, prior to the effective date of the West San Gabriel Valley Area Plan ("WSGVAP"). Therefore, the Project is analyzed under the General Plan in effect at the time of the application, which was deemed complete. The WSGVAP did not propose a change in land use or zone for the Project Site.

17. **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 two detached single-family residential units and the Project Site has a maximum density potential of eight units. The Project will develop the maximum density on a parcel in an urbanized area, connecting to existing public water and sewer services, and providing sufficient vehicular access and parking.

*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 development 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 Traveled.*

The Project proposes eight attached residential units within two townhouse buildings and will provide a mix in residential types compared to the immediate uses to the east and west of the Project Site, which are developed with detached residential condominium units. The Project is on a block that transitions from a higher multi-family density on the west, to mid-density on the Project Site and R-1 to the east and therefore provides a transitional density that is compatible with the neighborhood while also providing a mix of residential density. The Project will also provide on-site bicycle parking spaces that will promote bicycling and help reduce VMTs. Project residents will be able to access nearby commercial and medical uses by walking and using a bicycle.

*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 proposes two townhouse buildings that are similar in height to the neighboring residential buildings. Each building is two stories and each unit has an attached garage that is consistent in architectural design to those on the same block. The required front yard setback distance is the average distance of all front yards on the same side of the block and thus will blend in with nearby development and neighborhood character. The Project is also consistent with condominium development standards within County Code Section 21.24.380 (Condominiums and Community), as it provides a five-foot common walkway from the front to the interior of the Project Site.

**SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS**

18. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-2 (Two-Family Residence) zoning classification pursuant to County Code Section 22.18.030.C.1 (Use Regulations) because it proposes attached residential attached in a townhouse design that qualifies for a ministerial review under the County Code. Each townhouse building does not have more than six attached units in a single building. The Project Site is located outside of a Very High Fire Hazard Severity Zone, outside of the Coastal Zone, outside of a Significant Ecological Area (“SEA”), outside of a Hillside Management Area (“HMA”), not within an Airport Influence Area (“AIA”), is served by a public water and sewer system, and fronts a public street.
19. **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 parcel that is 0.4 gross acres (19,539 gross square feet), which exceeds the required minimum lot area of 5,000 net square feet. The Project is consistent with the lot width standards of Chapter 22.318 (East Pasadena – East San Gabriel CSD) as the Project Site has an existing average lot width of 72.4 feet that and the 85 foot width requirement is waived under the related AHP, pursuant to 22.318.070 (Zone Specific Development Standards) to provide the existing 72.4 feet.
20. **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, and Section 22.318.070 (Zone Specific Development Standards) that requires a minimum street frontage of 70 feet. The Project Site is 19,539 gross square feet and provides 72.4 feet of street frontage.
21. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.318.070 (Zone Specific Development Standards) and Chapter 22.318 (East Pasadena – East San Gabriel CSD Requirements). See the Community Standards District Finding below.
22. **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) and Chapter 22.318 (East Pasadena – East San Gabriel CSD Requirements) because the residential buildings are a maximum of two stories and 25 feet in height. Section 22.318.070 (Zone Specific Development Standards) allows a maximum height of two stories and 30 feet.
23. **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) and Chapter 22.318 (East Pasadena – San Gabriel CSD), that requires 20 feet of building separation. The Project provides 33.25 feet of building separation.

24. **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 wall at the rear of the Project Site is a maximum six feet in height and will remain. No new fencing or walls are proposed.
25. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.318 (East Pasadena – San Gabriel CSD), that requires two covered parking spaces per residential unit that has one to four bedrooms. The Project provides a two-car garage for every residential unit, that each has three bedrooms, for a total of 16 covered parking spaces. Guest parking is not required nor is it provided. The Project is also consistent with the standards identified in County Code Section 22.112.100 (Bicycle Parking Spaces) that requires four long-term and one short-term bicycle spaces. The long-term spaces are provided within four of the two-car garages and the short-term space is located at the front of the Project Site.
26. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Items Required for Tract Maps). The total amount of grading proposed is 1,600 cy, including 50 cy of cut, 50 cy of import, 100 cy of fill, and 1,450 cy of over-excavation.
27. **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 72.4 feet of street frontage and is required to provide at least two trees. The Project will plant two trees within the front yard setback and will keep three trees within the east side yard setback at minimum.
28. **TRASH ENCLOSURES.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). A solid waste storage area is proposed at the rear of the Project Site, at the end of the private driveway and fire lane in an area that will be accessible to residents and to the refuse and recycling haulers at all times.
29. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.318 (East Pasadena – San Gabriel Community Standard District), as follows:
- a. The street frontage requirement is 70 feet, and the Project's street frontage is 72.4 feet.
  - b. The minimum average lot width requirement is 85 feet, and the Project's existing lot width is 72.4 feet, as modified by an AHP waiver request.
  - c. The maximum height requirement is 30 feet, and the Project provides a height of 25.3 feet.

- d. The rear yard setback requirement is 30 feet, and the Project provides 33.6 feet.
- e. The side yard setback requirement is 7.2 feet, which is 10 percent of the average lot width, and the Project provides an east side-yard setback of 7.3 feet to mechanical equipment and a west side yard setback of 26 feet.
- f. The front yard setback requirement is 24.7 feet, which is the average depth of front yards on the same side of the street on the same block, and the Project provides 24.8 feet.
- g. The front yard landscaping requirement is a minimum of 50% of the required front yard and the Project provides approximately 51% of the required front yard landscaped.
- h. The required distance between main buildings is 20 feet and the Project provides 33.3 feet.
- i. The maximum number of stories is two and the Project proposes a total of two stories.
- j. The maximum floor area and lot coverage is 9,791 square feet (50% of the net lot area because there are multiple main residences), and the Project provides a maximum floor area coverage of 9,184 square feet (47%) and a lot coverage of 7,460 square feet (38%).
- k. The parking requirement is two enclosed parking spaces (per unit that has 1 to 4 bedrooms) and the Project provides three bedrooms within each unit and each unit has a two-car garage.

**30. INCLUSIONARY HOUSING.** The Commission finds that the Project is consistent with the County Code Chapter 22.121 (Inclusionary Housing), because the Project is required to provide one unit based on the San Gabriel Valley submarket area and Project size of 0.4 gross acres, at an 135% AMI level and the Project provides one unit at an 80% AMI.

**31. AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Project is consistent with County Code Chapter 22.119 (Affordable Housing Replacement), that requires the Project to provide two replacement units, of which one must be at an 80% AMI and the second one can be at market rate. The Project designated Unit No. 5 as the affordable housing replacement unit to be provided at an 80% AMI. The other seven residential condominium units will be provided at market rate.

#### **TENTATIVE TRACT MAP SPECIFIC FINDINGS**

**32. The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project will develop the maximum density on a parcel in an urbanized area, connecting to existing public water and sewer services, and providing sufficient vehicular access and parking. The eight new residential units within two townhouse buildings will create an additional residential type that will add to a diversity of housing types. In addition to having detached single-family residences, the townhouse type development provides



attached single-family residences that still have direct access within Project Site and an attached garage with direct access.

33. **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 proposes two townhouse buildings that are similar in height to neighboring residential buildings and similar architectural design to those on the same block. The Project provides the required front yard setback distance which is the average distance of all front yards on the same side of the block, and so it will blend in with nearby development and neighborhood character. The minimum width is reduced from 85 feet to 72.4 feet through a waiver to the AHP and is an existing width that is similar to adjacent parcels. The increase in density from existing conditions will use existing sewer and water connections and will help reduce the need for greenfield development.
34. **The Commission finds that the site is physically suitable for the type of development.** The Project Site is sufficient size to accommodate the eight residential units while still providing the required setbacks and shared common areas, tree plantings, bicycle parking, vehicle parking, pedestrian walkways, trash enclosures, and necessary vehicle access. The Project provides adequate internal vehicle and pedestrian access and walkways. The Project Site is not within an SEA or Very High Fire Hazard Severity Zone, outside of the Coastal Zone, outside of an HMA, outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an AIA, is served by a public water system, served by a public sewer system, fronts a public street, and does not have more than six attached units in each building.
35. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project Site is within the H18 land use designation that allows a maximum density potential of eight units, is served by public water and sewer, and has access to a public street in an urbanized area. The Project Site can accommodate the eight residential units as well as attached two-car garages and bicycle parking. The Project will also provide internal vehicle and pedestrian access and have landscaped common areas. The Project Site will use and improve the existing sewer and water infrastructure. The Project Site is also near a commercial corridor that provides retail and medical services. Townhouse residential development is found on all directions adjacent to the Project Site and specifically to the direct east and west side.
36. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The Project Site is currently developed with two detached single-family residences and is not within SEA. The Project Site will maintain three of the existing trees within the east side yard setback; there are no oak trees within the Project Site. The common areas will be landscaped and improved upon in comparison with the existing vegetation by planting additional front yard trees.

37. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The Project design of two townhouse buildings each with four attached residential units, meets all required distances from all property lines as well as from the trash enclosures. The Project will also provide common open areas, bicycle parking, and pedestrian walkways that support healthy design.
38. **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 property within the proposed subdivision.** The Project does not have easements that make portions of the Project Site inaccessible and is not adjacent to protected open spaces or public spaces other than the public right-of-way.

#### **ENVIRONMENTAL FINDINGS**

39. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15135 (Class 15, Minor Land Divisions categorical exemption). The Project involves the subdivision of one parcel that is within an urbanized area zoned for residential uses. The Project conforms with the General Plan, and no variances or exceptions are required, aside from the request for a waiver to reduce the minimum lot width requirement from 85 feet to 72.4 feet included in the related AHP. Furthermore, the Project Site has access to a public right-of-way and to existing services such as sewer and water. The Project Site was not involved in a subdivision of a larger parcel within the previous two years and does not have an average slope greater than 20 percent. Additionally, the Project is also not on a list maintained by the California Department of Toxic Substance Control and the 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, there are no exceptions to the exemption and the Project is categorically exempt.

#### **ADMINISTRATIVE FINDINGS**

40. **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 these tentative map and environmental findings.
41. **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 April 23, 2025.

**42. 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 CONCLUDES THAT:**

- A. The Commission finds that the map is consistent with the goals and policies of the General Plan.
- B. The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The Commission finds that the site is physically suitable for the type of development since the Project complies with all development standards of the R-2 zoning.
- D. The Commission finds that 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-2 zoning.
- E. 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.
- F. The Commission finds that 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 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 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 15315 (Class 15, Minor Land Division categorical exemption); and
- 2. Approves **TENTATIVE TRACT MAP NO. 83311 ((RPPL2021007098))**, subject to the attached conditions.

**PROJECT NO. PRJ2021-002637**  
**TENTATIVE TRACT MAP NO. 83311 ((RPPL2021007098))**

**DRAFT EXHIBIT C**  
**DRAFT FINDINGS**  
**PAGE 13 OF 13**

**ACTION DATE: April 23, 2025**

SMT:JSH:EGA:ACB  
4/09/2025

**LOS ANGELES COUNTY**  
**DEPARTMENT OF REGIONAL PLANNING**  
**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION**  
**AND ORDER**  
**PROJECT NO. PRJ2021-002637**  
**ADMINISTRATIVE HOUSING PERMIT NO. RPPL2023003370**

**RECITALS**

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2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Richard Liu, for KTL Fortune Homes LLC ("permittee"), requests AHP No. RPPL2023003370 for the set aside of one for-sale unit with a maximum affordability of 80% Area Median Income ("AMI"). This is to meet the five percent set aside inclusionary housing requirement for projects within the San Gabriel Valley pursuant to County Code Table 22.121.050-B (Inclusionary Housing) and a replacement unit required pursuant to Section 22.119.050 (Requirements). The AHP request includes a waiver to reduce the required lot width of 85 feet to 72.4 feet pursuant to Section 22.121.050 (Incentive and Waiver or Reduction of Development Standard).
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5. **ENTITLEMENTS REQUESTOR.** Unless otherwise apparent from the context, permittee or successor in interest shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
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Gabriel Valley Area Plan ("WSGVAP"). Therefore, the Project is analyzed under the General Plan in effect at the time of the application was deemed complete. The WSGVAP did not change the land use or zone for the Project Site.

8. **ZONING.** The Project Site is located in the R-2 (Two-Family Residence - 5,000-Square Feet Minimum Required Area) zone and is within the East Pasadena-East San Gabriel Community Standards District ("CSD").

9. **SURROUNDING LAND USES AND ZONING.**

LOCATION	GENERAL PLAN LAND USE POLICY*	ZONING	EXISTING USES
NORTH	H9 (Residential 9: 0 to 9 Dwelling Units Per Net Acre)	R-1	Single-family residences and townhouses.
EAST	H9	R-1	Detached residential condominium units, single-family residences and townhouses.
SOUTH	H9	R-1	Detached residential condominium units, single-family residences and townhouses.
WEST	H18 and H30 (Residential 30: 20 to 30 Dwelling Units Per Net Acre)	R-2 and R-3 (Limited Density Multiple Residence-5,000 Square Feet Minimum Required Area)	Detached residential condominium units, single-family residences and townhouses.

\*The Project application was deemed complete on November 22, 2022, prior to the effective date of the West San Gabriel Valley Area Plan ("WSGVAP"). Therefore, the Project is analyzed under the General Plan in effect at the time of the application was deemed complete.

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 0.4 gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with two residential units and a detached garage.

B. Site Access

The Project Site is accessible via a 20-foot-wide paved private driveway and fire lane from Arcadia Avenue, a 60-foot-wide Interior Collector Street. Pedestrian access is provided through a five-foot wide walkway throughout the Project Site and provides direct access to all units.

C. Tentative Map and Exhibit “A” Map

The Tentative Tract Map dated July 31, 2024, depicts one lot with two existing detached single-family residential units and detached garage to be demolished. An existing six-foot-high block wall will remain at the rear property line. The lot has 72.4 feet of street frontage and approximately 72.4 feet wide. A 20-foot-wide paved private driveway and fire lane allow access into the Project Site from Arcadia Avenue. There is a hammerhead turn-around in the middle of the residential buildings.

The Exhibit “A” Map dated July 31, 2024, depicts two residential buildings with four attached single-family residential condominium units in each townhouse building, for a total of eight new residential condominium units. Unit No. 5 is designated as the affordable housing set-aside unit and is located at the front of the rear building. Each townhouse building has two-stories and is approximately 25.3 in height. The first floor of each unit will have a bedroom, bathroom and two-car garage. The second floor of each unit will have two additional bedrooms, two bathrooms, a kitchen and a dining-living area. The maximum floor area for the Project is 9,184 square feet and the lot coverage is 7,460 square feet. The residential buildings are separated by 33.3 feet, provide a front yard setback of 24.8 feet, a rear yard setback of 30 feet, a west side yard setback of 26 feet, and an east side yard setback of 10 feet to the building and 7.2 feet to the mechanical equipment. The front, east side, rear yard setbacks and the area between the residential buildings are landscaped. Three existing trees along the east side yard setback will remain. A five-foot-wide walkway from the public-right-of-way provides access to all of the yard areas and direct access to the residential units. A covered trash enclosure is at the rear of the lot, at the end of the paved private driveway and fire lane. The trash enclosure is two feet from the rear and west side property and will be about 12 feet in height.

D. Affordable Housing

The Project is subject to the Inclusionary Housing Ordinance (“IHO”) and Affordable Housing Replacement requirements, and is proposing one (1) for-sale set-aside housing unit (Unit No. 5) at an average affordability of 80% AMI or less. The set-aside unit is similar in size to that of all the other units and includes the same number of bedrooms, common rooms and attached two-car garage.

E. Parking

The Project will provide a total of 16 covered parking spaces. Each residential condominium unit will have an attached two-car garage on the first floor. There are no

guest parking spaces provided. Four of the garages have one long-term bicycle parking space for a total of four long-term bicycles spaces. One short-term bicycle parking space is located within the front portion of the Project Site.

**F. Internal Circulation**

Internal circulation and access for the Project will be provided by a paved 20-foot-wide private driveway and fire lane and a five-foot-wide pedestrian walkway, from Arcadia Avenue. Each garage will have direct access from the internal paved private driveway and fire lane, and each unit will be accessible from the pedestrian walkway.

**G. Condominium Project**

Pursuant to the Subdivision Map Act, condominium units may be leased or sold. Renters of condominium units may not receive sufficient notification when an owner decides to sell the units. In order to provide renters with proper notification, notification is required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

**11. 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 15, Minor Land Divisions, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, on the basis that the Project involves the subdivision of one parcel that is within an urbanized area zoned for residential uses. The Project conforms with the General Plan, and no variances or exceptions are required, aside from the request for a waiver to reduce the minimum lot width requirement from 85 feet to 72.4 feet included in this AHP. The Project does not modify the existing width of the lot, which is nonconforming. Furthermore, the Project Site has access to a public right-of-way and to existing services such as sewer and water. The Project Site was not involved in a subdivision of a larger parcel 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 the Regional Water Quality Control Board and does not contain any registered historic resources. The Project is also not located near a scenic highway. 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, there are no exceptions to the exemption and the Project is categorically exempt.

**12. COMMUNITY OUTREACH.** There was no community outreach preformed prior to the Commission's public hearing.



13. **PUBLIC COMMENTS.** *Reserved.*

14. **AGENCY RECOMMENDATIONS.**

A. County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended approval of Tentative Tract Map No. 83311 and Exhibit "A" Map dated July 31, 2024.

B. Los Angeles County Development Authority recommended approval in a letter dated August 29, 2024.

15. **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, newspaper Arcadia Tribune and property posting. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On March 10, 2025, Staff mailed a total of 171 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included four notices to those on the courtesy mailing list for the South Santa Anita – Temple City Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

16. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H18 land use designation is intended for single-family residences and two-family residences. The Commission further finds that the Project promotes residential condominium development, that are single-family residences in a townhouse design development in where each residential unit has its own attached two-car garage and is directly accessed through a pedestrian walkway and private driveway and fire lane to a public street. The Project provides one affordable set-aside unit and supports the County of Los Angeles Housing Element Program 19: West San Gabriel Valley Area Plan Objective of permitting at least 811 affordable units by October 2029.

17. **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 two detached single-family residential units and the Project Site has a maximum density potential of eight units. The

Project will develop the maximum density on a parcel in an urbanized area, connecting to existing public water and sewer services, and providing sufficient vehicular access and parking.

*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 development 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 Traveled.*

The Project proposes eight attached residential units within two townhouse buildings and will provide a mix in residential types compared to the immediate uses to the east and west of the Project Site, which are developed with detached residential condominium units. The Project is on a block that transitions from a higher multi-family density on the west, to mid-density on the Project Site and R-1 to the east and therefore provides a transitional density that is compatible with the neighborhood while also providing a mix of residential density. The Project will also provide on-site bicycle parking spaces that will promote bicycling and help reduce VMTs. Project residents will be able to access nearby commercial and medical uses by walking and using a bicycle.

*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 proposes two townhouse buildings that are similar in height to the neighboring residential buildings. Each building is two-stories, and each unit has an attached garage that is consistent in architectural design to those on the same block. The required front yard setback distance is the average distance of all front yards on the same side of the block, and thus it will blend in with the nearby development and neighborhood character.

#### **ZONING CODE CONSISTENCY FINDINGS**

18. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-2 (Two-Family Residence) zoning classification pursuant to County Code Section 22.18.030.C.1 (Use Regulations) because it proposes attached residential attached in a townhouse design that qualifies for a ministerial review under the County Code. Each townhouse building does not have more than six attached units in a single building. The Project Site is located outside of a Very High Fire Hazard Severity Zone, outside of the Coastal Zone, outside of a Significant Ecological Area ("SEA"), outside of a Hillside Management Area ("HMA"), not within an Airport Influence Area ("AIA"), is served by a public water and sewer system, and fronts a public street.

19. **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 parcel that is 0.4 gross acres (19,539 gross square feet), which exceeds the required minimum lot area of 5,000 net square feet. The Project is consistent with the lot width standards of Chapter 22.318 (East Pasadena – East San Gabriel CSD) as the Project Site has an existing average lot width of 72.4 feet that and the 85 foot width requirement is waived under the related AHP, pursuant to 22.318.070 (Zone Specific Development Standards) to provide the existing 72.4 feet.
20. **INCLUSIONARY HOUSING.** The Commission finds that the Project is consistent with the County Code Chapter 22.121 (Inclusionary Housing), because the Project is required to provide one unit based on the San Gabriel Valley submarket area and Project size of 0.4 gross acres, at an 135% AMI level and the Project provides one unit at an 80% AMI.
21. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Project is consistent with County Code Chapter 22.119 (Affordable Housing Replacement), that requires the Project to provide two replacement units, of which one must be at an 80% AMI and the second one can be at market rate. The Project designated Unit No. 5 as the affordable housing replacement unit to be provided at an 80% AMI. The other seven residential condominium units will be provided at market rate.
22. **ADMINISTRATIVE HOUSING PERMIT.** The Commission finds that the Project meets all the requirements for an AHP pursuant to Section 22.166.040 (AHP) of the County Code. The Project filed all of the materials required by the AHP Checklist and paid the required filing fee. The Project does not include a request for an incentive but does include one request for a waiver or reduction of development standards of East Pasadena – East San Gabriel CSD, for the required minimum lot width reduction from 85 feet to 72.4 feet.

### **ENVIRONMENTAL FINDINGS**

23. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15135 (Class 15, Minor Land Divisions categorical exemption). The Project involves the subdivision of one parcel that is within an urbanized area zoned for residential uses. The Project conforms with the General Plan, and no variances or exceptions are required, aside from the request for a waiver to reduce the minimum lot width requirement from 85 feet to 72.4 feet included in this Administrative Housing Permit. Furthermore, the Project Site has access to a public right-of-way and to existing services such as sewer and water. The Project Site was not involved in a subdivision of a larger parcel within the previous two years and does not have an average slope greater than 20 percent. Additionally, the Project is also not on a list maintained by the California Department of Toxic Substance Control and the 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, there are no exceptions to the exemption and the Project is categorically exempt.

**ADMINISTRATIVE FINDINGS**

**24. 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.

**25. 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:

- Regional Planning Commission Hearing held on April 23, 2025.

**26. 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 CONCLUDES THAT:**

- A. The Project meets all of the requirements for an AHP. The Project is consistent with the General Plan as it proposes residential units that are served by public water and sewer. The Project Site is of adequate size to provide the required side setbacks and parking requirements. The Project Site is served by a public street. The waiver to continue the existing width is consistent in pattern with the surrounding neighborhood. The Project provides one affordable set-aside unit and supports the County of Los Angeles Housing Element Program 19: West San Gabriel Valley Area Plan Objective of permitting at least 811 affordable units by October 2029.
- B. The Project does not request an incentive but does request one waiver or reduction of development standards of East Pasadena – East San Gabriel CSD, to reduce the required minimum lot width from 85 feet to 72.4 feet.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15315 (Class 15, Minor Land Division categorical exemption); and
2. Approves **ADMINISTRATIVE HOUSING PERMIT No. RPPL2023003370**, subject to the attached conditions.

**ACTION DATE: April 23, 2025**

SMT:JSH:EGA:ACB  
4/09/2025

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2021-002637  
TENTATIVE TRACT MAP NO. 83311 (RPPL2021007098)**

**PROJECT DESCRIPTION**

A Tentative Tract Map to create one multi-family lot with eight attached residential condominium units, within two townhouse buildings (four units within each building), on a lot with 0.4 gross acres (19,539 gross square feet). Unit No. 5 is an affordable for-sale set-aside unit with a maximum affordability of 80% of the Area Median Income ("AMI"). The total amount of grading proposed is 1,600 cubic yards ("cy"), including 50 cy of cut, 50 cy of import, 100 cy of fill, and 1,450 cy of over-excavation.

**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 Tract Map No. 83311 (RPPL2021007098) shall expire on April 23, 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 developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, a modified Exhibit Map shall be submitted to LA County Planning by **June 23, 2025**.
9. In the event that subsequent revisions to the approved Exhibit Map are submitted the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
10. 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.

11. 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 \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).
12. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.
13. 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.
14. 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").
15. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
16. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.
17. 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 TRACT MAP SPECIFIC CONDITIONS**

18. This grant shall authorize the creation of eight attached residential condominium units within two residential townhouse buildings (four units in each building), as depicted on the Tentative Tract Map and Exhibit Map dated July 31, 2024.
19. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Tract Map dated July 31, 2024), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

**Grading**

20. 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.

**Street Frontage**

21. The Subdivider shall provide at least 72.4 feet of street frontage for the lot.

**PRIOR TO RECORDATION OF A FINAL MAP**

**Affordable Housing**

22. The Project shall provide one set-aside housing unit at an average affordability of 80% AMI or less.
23. The Subdivider shall comply with Los Angeles County Development Authority conditions of approval dated August 29, 2024, attached.

**Tree Planting**

24. The Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. 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.

**Condominiums**

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

26. Prior to final map recordation, the Subdivider shall submit a draft covenant and agreement to provide tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The Subdivider shall record said covenant and agreement concurrently with the recordation of the final map.

**Covenants, Conditions, and Restrictions (CC&Rs)**

27. The Subdivider shall submit a copy of the Project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
28. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems and trash enclosure, to the satisfaction of the Director.
29. The Subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium Project to use the private driveways and fire lanes for access into and out of the subdivision.

**Driveway Conditions**

30. The private driveways shall be labeled as "Private Driveway and Fire Lane" on the final map.
31. The Subdivider shall construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit Map dated July 31, 2024, or an Amended Exhibit Map approved by the Director.
32. The private driveway shall not be gated. Gated vehicular access shall be listed as a prohibition within the CC&Rs.
33. The Subdivider shall post on private driveways: "No Parking-Fire Lane". The Subdivider shall provide for continued enforcement in the CC&Rs. The Subdivider shall submit a draft copy of the CC&Rs to LA County Planning for review and approval.

**Existing Structures**

34. The Subdivider shall obtain demolition permits from Public Works Building and Safety Division ("B&S") to remove all existing structures, including the two detached single-family residences and detached garages located on the lot, as delineated on the Tentative Tract

Map dated July 31, 2024. The Subdivider shall provide photographs and/or other evidence satisfactory to the Director that the structures in question have been removed.

Attachments:

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

Exhibit D-2     LACDA Approval Letter (pages 1-2)

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. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
16. 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 \$5,000 Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



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

**TRACT NO.:** 083311

**TENTATIVE MAP DATE:** 07/31/2024

**EXHIBIT MAP DATE:** 07/31/2024

## **HYDROLOGY UNIT CONDITIONS OF APPROVAL**

### **Prior to Improvement Plans Approval:**

1. Comply with hydrology study, which was approved on 06/05/2023, or the latest revision, to the satisfaction of the Department of Public Works.

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

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

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

Alex Mikhailpoor

Date: 08/12/2024

Phone: (626) 458-4921

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

Tentative Tract / Parcel Map	83311	Tentative Map Dated	07/31/2024 (Rev./Exhibit)	Parent Tract
Grading By Subdivider? [ y ]	1,450 yd <sup>3</sup>	Location	San Gabriel	APN 5379-026-024
Geologist	---	Subdivider	KTL Fortune Homes LLC	
Soils Engineer	---	Engineer/Arch.	Calland Engineering, Inc	

**Review No. 5:**

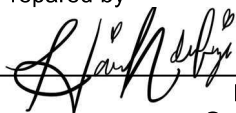
Geologic Report(s) Dated: ---  
Soils Engineering Report(s) Dated: ---  
Geotechnical Report(s) Dated: ---  
References: ---

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

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

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

Prepared by

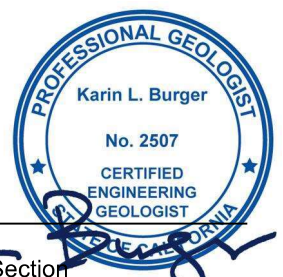


Hailley Ndubizu  
Geotechnical Section





Vanessa Torres  
Engineering Geology Section



Date 08/21/2024

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.

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


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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

2. Provide approval of:
  - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

  
Name David Esfandi Date 08/22/2024 Phone (626) 458-7130

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 83311\GP\Submittal 07-31-2024\Tentative Map Conditions TR 83311 Rev 5.doc



TRACT NO. 83311

TENTATIVE MAP DATED 07-31-2024  
EXHIBIT MAP DATED 07-31-2024

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

1. Construct driveway approach on Arcadia Avenue to meet current ADA standards to the satisfaction of Public Works.
2. Construct standard curb, gutter, green strip and 5' of sidewalk along the property frontage to the satisfaction of Public Works. Relocate any affected utilities.
3. Repair and replace all damaged road improvement along the property frontage on Arcadia Avenue to Public Works satisfaction.
4. Underground all new utility lines 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 triangles.
6. Plant street trees along the property frontage on Arcadia Avenue to the satisfaction of Public Works. Contact Public Works' Road Maintenance Division, Maintenance District 1 office, at (626) 337-1277 to obtain the desirable tree species.
7. If any drainage devices are to be constructed, execute a covenant agreement.

Prepared by Ambria Vasquez  
tr83311r *AV*

Phone (626) 458-4921

Date 08-20-2024

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 and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12567AS, dated 10-19-2023) 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.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.
4. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

TRACT NO. 83311


TENTATIVE MAP DATED 07-31-2024  
EXHIBIT MAP DATED 07-31-2024

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The will serve letter issued by “California American Water”, dated May 17, 2023 will expire on May 17, 2024 it shall be sole responsibility of the applicant to renew the 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 each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Ambria Vasquez  
tr83311w 

Phone (626) 458-4921

Date 08-20-2024



## 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:	RPPL2021007098	PROJECT NUMBER:	TR 83311
CITY/COMMUNITY:	Northeast San Gabriel	STATUS:	Cleared
PROJECT ADDRESS:	9065 E Arcadia Avenue San Gabriel, CA 91775	DATE:	09/09/2024

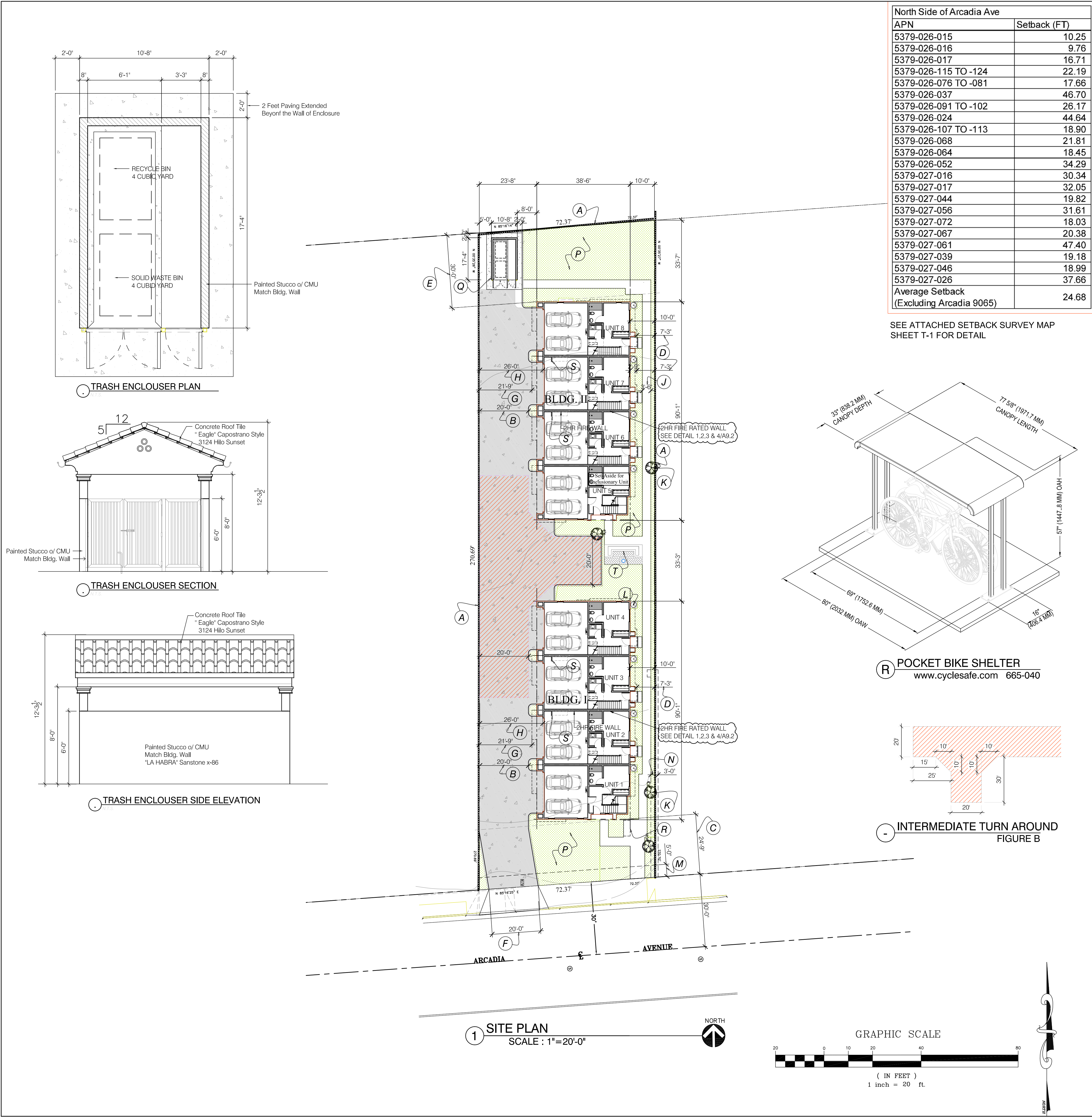
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### CONDITIONS

1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map (Tract/Parcel).
2. Install 1 public fire hydrant(s) as noted on the approved Exhibit Map. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
3. The required fire flow for the public fire hydrants for this project is 500 gpm at 20 psi residual pressure for 1/2 hours. One public fire hydrant flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B
4. Installation of 2hrs fire rated walls, per Section 706 of the LA County Building Code, between units is required as indicated on the supporting site plan, attached.

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).







"MAJOR LAND DIVISION  
TENTATIVE TRACT MAP NUMBER 83311  
(FOR CONDOMINIUM PURPOSES)  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
EXHIBIT MAP"

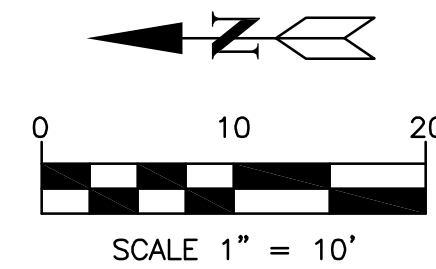
A PORTION OF LOT 29 OF TRACT NO. 3747, IN THE CITY OF SAN GABRIEL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORD IN BOOK 40 PAGE 95 OF MAPS, IN THE OFFICE OF COUNTY RECORDED OF SAID COUNTY.

APN: 5379-026-024

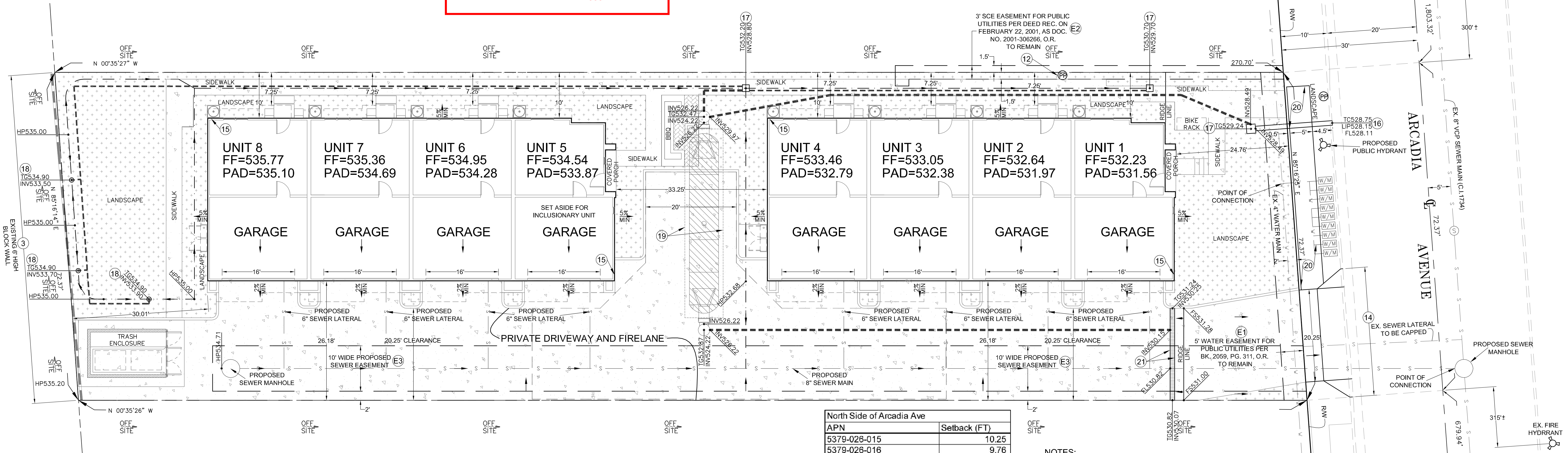
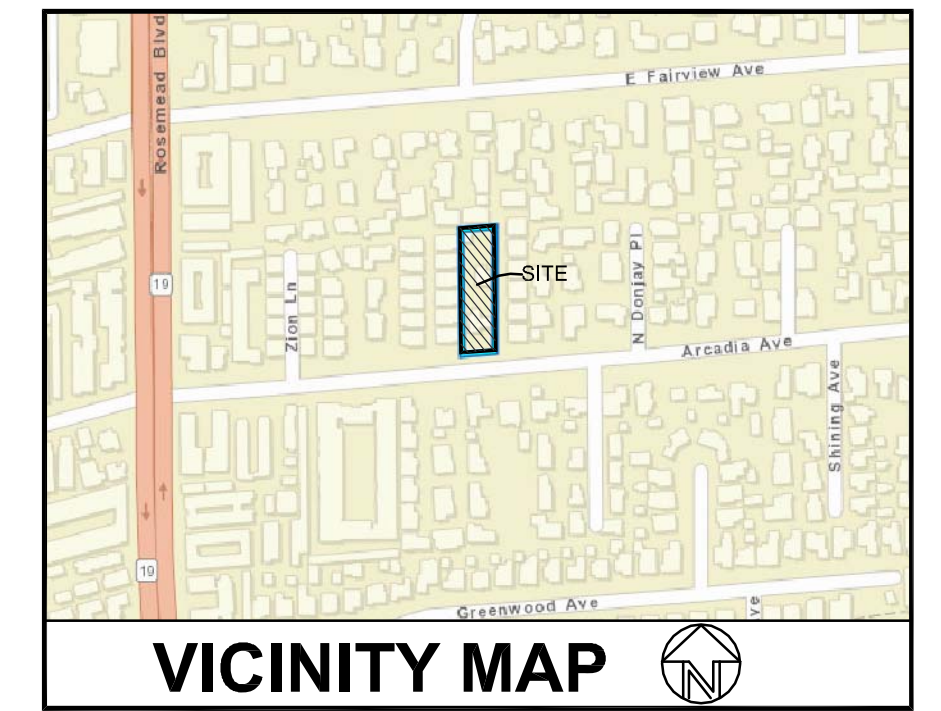
LOS ANGELES DEPARTMENT OF  
REGIONAL PLANNING  
7/31/24  
EXHIBIT MAP TR83311

County of Los Angeles  
Fire Department  
Fire Prevention Division  
Land Development Unit

CLEARED FOR  
PUBLIC HEARING



County of Los Angeles  
Fire Department  
Fire Prevention Division  
Land Development Unit  
Install 1 Public  
Install 1 Private  
6"x4"x2 1/2" Fire Hydrants  
Conforming to American WaterWorks  
Association Standard C303  
REQUIRED FIRE FLOW  
500  
GPM @ 20PSI FOR 2 HOURS



ENGINEER:

JACK LEE, RCE 40870  
576 E. LAMBERT ROAD,  
BREA, CA 92821  
TEL: 714.671.1050  
FAX: 714.671.1090

UTILITIES:

WATER - CALIFORNIA AMERICAN WATER  
SEWER - COUNTY OF LOS ANGELES  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - AT&T / SBC  
TRASH - ATHENS DISPOSAL COMPANY  
CABLE TV - CHARTER COMMUNICATION CABLE

NOTE:

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

EARTHWORK QUANTITIES:

OUT: 50 CY FILL: 100 CY  
IMPORT: 50 CY OVER-EXCAVATION: 1450 CY

SPECIAL NOTES:

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

PROJECT SUMMARY:

OWNER:

KTL FORTUNE HOMES, LLC \ RICHARD LIU  
10213 NADINE STREET, TEMPLE CITY, CA 91780  
626-203-9638

PROJECT ADDRESS:

9065 ARCADIA AVENUE, SAN GABRIEL, CA 91775

PROJECT DESCRIPTION:

8 CONDOMINIUM UNITS

EXISTING LOT:

1

PROPOSED LOT:

1

A.P.N.:

5379-026-024

EXISTING ZONING:

R-2

PROPOSED ZONING:

R-2

LAND USE DESIGNATION:

H-18

COMMUNITY STANDARD DISTRICT:

EAST PASADENA-SAN GABRIEL COMMUNITY  
STANDARD'S DISTRICT

TOTAL AREA:

0.448 ACRE (19,539.21 S.F.)

AREAS:

GROSS AREA: 0.448 ACRE (19,539.21 S.F.)  
NET AREA: 0.437 ACRE (19,052.05 S.F.)

EXISTING MAIN HOUSE TO BE DEMOLISHED

= 1,612 S.F.

EXISTING ACCESSORY HOUSE TO BE DEMOLISHED

= 1,122 S.F.

EXISTING GARAGE TO BE DEMOLISHED

= 374 S.F.

REQUIRED AND PROPOSED SETBACK:

FRONT SETBACK - REQUIRED: 24'-6" (AVERAGE SETBACK ON ARCADIA AVENUE)  
(MIN. 20'-0" OR AVERAGE SETBACK ON ARCADIA AVENUE IF GREATER THAN 20'-0")  
PROPOSED: 24'-9"

SIDE SETBACK

- REQUIRED: 10% OF LOT WIDTH 7'-3"

PROPOSED: 7'-3"

REAR SETBACK

- REQUIRED: 30'-0"

PROPOSED: 30'-0"

PROPOSED BUILDING HEIGHT:

2 STORY : 25'-3"

BUILDINGS SEPARATION REQUIRED:

20'-0"

BUILDINGS SEPARATION PROPOSED:

33'-3"

DWELLING UNIT FLOOR AREA SUMMARY:

	GARAGE	1ST FLOOR	2ND FLOOR	TOTAL LIVING AREA
UNIT 1 (TYPE A)	387 SF	326 SF	764 SF	1,090 SF
UNIT 2 (TYPE B)	387 SF	358 SF	812 SF	1,170 SF
UNIT 3 (TYPE B)	387 SF	358 SF	812 SF	1,170 SF
UNIT 4 (TYPE C)	387 SF	358 SF	804 SF	1,162 SF
UNIT 5 (TYPE A)	387 SF	326 SF	764 SF	1,090 SF
INCLUSIONARY UNIT				
UNIT 6 (TYPE B)	387 SF	358 SF	812 SF	1,170 SF
UNIT 7 (TYPE B)	387 SF	358 SF	812 SF	1,170 SF
UNIT 8 (TYPE C)	387 SF	358 SF	804 SF	1,162 SF

MAX. AFFORDABILITY  
OF 80% AMI

PROPERTY NET LOT SIZE= 19,582.25 SF  
FAR MAX. ALLOWED = 50% OF NET LOT SIZE= 9,791.12 SF  
TOTAL LIVING FLOOR AREA: 9184 SF  
BUILDING COVERAGE= 3,730 SF x (2)=7,460 SF (38.09%)

TYPE A: UNIT 1 & UNIT 5  
GROUND FLOOR - 326 SF  
SECOND FLOOR - 764 SF  
3 BED ROOMS, 3 BATHROOMS  
W/ ATTACHED 387 SF 2-CAR GARAGE  
TOTAL LIVING FLOOR AREA: 1,090 SF

TYPE B: UNIT 2, 3, 6 & 7  
GROUND FLOOR - 358 SF  
SECOND FLOOR - 812 SF  
3 BED ROOMS, 3 BATHROOMS  
W/ ATTACHED 387 SF 2-CAR GARAGE  
TOTAL LIVING FLOOR AREA: 1,170SF

TYPE C: UNIT 4 & UNIT 8  
GROUND FLOOR - 358 SF  
SECOND FLOOR - 804 SF  
3 BED ROOMS, 3 BATHROOMS  
W/ ATTACHED 387 SF 2-CAR GARAGE  
TOTAL LIVING FLOOR AREA: 1,162SF

BENCHMARK:

COUNTY BENCHMARK 1G3589

RDBM TAG IN S CB 2FT W/O BCR @ SW COR  
DUARTE RD & OAK AVE

ELEVATION: 510.183'

PROJECT LOCATION:

9065 ARCADIA AVENUE,  
SAN GABRIEL, CA 91775

OWNER:

KTL FORTUNE HOMES, LLC\  
RICHARD LIU  
10213 NADINE STREET,  
TEMPLE CITY, CA 91780  
626-203-9638

NOTES:

- EXISTING 6' HIGH BLOCK WALL TO REMAIN
- EXISTING POWER POLE TO REMAIN
- CONSTRUCT NEW DRIVEWAY APPROACH
- CONSTRUCT NEW BUILDING
- CONSTRUCT PARKWAY DRAIN
- CONSTRUCT CATCH BASIN
- CONSTRUCT AREA DRAIN
- CONSTRUCT STORMTECH CHAMBER
- CONSTRUCT SIDEWALK
- CONSTRUCT TRENCH DRAIN

EXISTING EASEMENT NOTES:

- 5' WATER EASEMENT FOR PUBLIC UTILITIES PER BK. 2059, PG. 311, O.R. TO REMAIN
- 3' SCE EASEMENT FOR PUBLIC UTILITIES PER DEED REC. ON FEBRUARY 22, 2001, AS DOC. NO. 2001-306266, O.R. TO REMAIN

PROPOSED EASEMENT NOTES:

- 10' WIDE PROPOSED SEWER EASEMENT

DRAWN:

CHKD: PYS

DATE: 07/11/2024

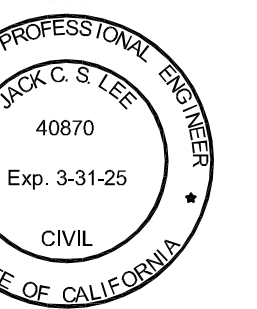
JOB NO.: 20-019-051

SCALE: 1" = 10'

FILE NAME:

CALLAND ENGINEERING, INC.  
dba QUARTECH CONSULTANTS

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



T-1

SHEET 1 OF 1 SHT.





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



Tentative Map # **83311**  
Park Planning Area # **42**

DRP Map Date: **07/31/2024** SCM Date: **08/19/2021** Report Date: **09/04/2024**  
CSD: **EAST PASADENA - EAST SAN GABRIEL** Map Type: **Tentative Map - Tract**  
**CSD**

Total Units **8** = Proposed Units **6** + Exempt Units **2**

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

ACRES:	<b>0.05</b>
IN-LIEU FEES:	<b>\$29,190</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 \$29,190 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*  
Loretta Quach, Departmental Facilities Planner I



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



Tentative Map # **83311**  
Park Planning Area # **42**

DRP Map Date: **07/31/2024** SCM Date: **08/19/2021** Report Date: **09/04/2024**  
CSD: **EAST PASADENA - EAST SAN GABRIEL** Map Type: **Tentative Map - Tract**  
**CSD**

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

$$(P)\text{people} \times (0.0030) \text{ Ratio} \times (U)\text{nits} = (X) \text{ acres obligation}$$
$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

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 **8** = Proposed Units **6** + Exempt Units **2**

Park Planning Area = **42**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>2.96</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
M.F. < 5 Units	<b>2.70</b>	<b>0.0030</b>	<b>6</b>	<b>0.05</b>
M.F. >= 5 Units	<b>2.50</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Mobile Units	<b>4.45</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Exempt Units			<b>2</b>	<b>0.00</b>
<b>TOTAL</b>			<b>8</b>	<b>0.05</b>

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.05	\$600,615	<b>\$29,190</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
0.05	0.00	0.05	\$600,615	<b>\$29,190</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

**BRENDA LOPEZ, REHS**  
Assistant 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**

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First District

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Second District

**Lindsey P. Horvath**  
Third District


**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

August 14, 2024

TO: Joshua Huntington  
Supervising Regional Planner  
Department of Regional Planning

Attention: Alejandrina Baldwin

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

**SUBJECT: SUBDIVISION REQUEST – TENTATIVE MAP – PARCEL  
CASE: RPPL2021007098  
PROJECT: TR83311  
9065 E. ARCADIA AVE, SAN GABRIEL, CA 91775**

Thank you for the opportunity to review the application and subdivision request for the subject property. This project proposes to create one lot with eight condominium units.

Public Health recommends the clearance of the aforementioned project. This clearance is conditioned by the current use of public water and wastewater systems. The applicant provided a water "Will Serve" letter from California American Water dated May 17, 2023. Moreover, a sewer "Will Serve" letter was also provided from Los Angeles County Sanitation Districts dated May 12, 2023. Any changes of methods for the provision of potable water and sewage disposal shall invalidate this approval.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommence clearance of the aforementioned project.

☐ Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency clearance:

1. Drinking Water Program: Potable Water

1. Provide a copy of a current (issued within the past 12 months) signed water “Will Serve” letter from the approved public water system purveyor in the service area by **Final Map**. Conditional “Will Serve” letters may not be accepted until either the conditions are met or agreed to in writing by the applicant, as determined by the Department.

For questions regarding drinking water, please contact Anhdao Truong, Drinking Water Program at (626) 430-5420 or [atruong@ph.lacounty.gov](mailto:atruong@ph.lacounty.gov).

2. Land Use Program: Wastewater

- 2.1 The project will be required to have an approved, safe and reliable method of wastewater disposal from a permitted nearby public sewer system that meets load demands of the proposed project.
- 2.2 Submit a copy of a current (issued within 12 months) signed sewer “Will Serve” letter from the approved public sewer in the service area by **Final Map**.

For questions regarding wastewater, please contact Tigran Khachatryan, Land Use Program, at (626) 430-5380 or [tkhachatryan@ph.lacounty.gov](mailto:tkhachatryan@ph.lacounty.gov)

3. Community Protection Branch: Environmental Hygiene

**Please Note:** The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390, 12.08.440, 12.08.530, Noise Control Ordinance for the County of Los Angeles (reference available at [municode.com](http://municode.com)).

3.1 Construction Noise

Ordinance:

**12.08.440 Construction Noise**

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays

or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited. (See Table 2 and Table 3).

- A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

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

Table 1. Std = Standard dB that may not exceed

- B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

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

Table 2. Std = Standard dB that may not exceed

### 3.2 Community Noise

Ordinance:

#### **12.08.530 Residential air conditioning or refrigeration equipment**

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited in table 3.

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 3: dBA levels not to be exceeded on the neighboring property

### 3.3 Exterior Noise

Ordinance:

#### **12.08.390 Exterior Noise Standards**

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in table 4:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75

Table 4. Std = Standard dB that may not exceed the cumulative period

### 3.4 Recommendations

#### 3.4.1 Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

#### 3.4.2 Air Quality Recommendation

- 3.4.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker

and public exposure to fungal spores such as Coccidioides, which can cause Coccidioidomycosis (Valley Fever). Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

For questions regarding environmental hygiene, please contact Makkaphoeum Em, Environmental Hygiene Program at (213) 494-0855 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

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\_9065 E. ARCADIA AVE. SAN GABRIEL, CA 91775\_RPPL2021007098\_08.14.2024



August 29, 2024

**TENTATIVE MAP CONDITIONS OF APPROVAL**  
**Project No. 2021-002637-(5)**  
**Tract Map No. 83311**  
**Assessor Identification No. 5379-026-024**

The following provides a summary of the housing permit conditions of approval for the project located at 9065 E. Arcadia Avenue, San Gabriel, CA 91775 (Project), as they relate to the oversight and approval obligations of the Los Angeles County Development Authority (LACDA).

The LACDA recommends clearance of this project to proceed to public hearing so long as the subdivision conforms to the policies and procedures of the LACDA as stated below to the satisfaction of the Executive Director of the LACDA, or their designee.

The conditions of approval prior to final map recordation include, but are not limited to:

1. The income restricted units shall be indistinguishable in exterior and interior design from the non-restricted units within the project in terms of appearance, materials and finished quality. The income restricted units shall have the same number of bedrooms as the non-restricted units at the project. In a development with a variety of bedroom counts per unit, the percentage of income restricted units with a particular number of bedrooms shall be equal to the percentage of the non-restricted units at the project with the same number of bedrooms.
2. The income restricted units shall be dispersed throughout the project equitably and be no less attractive or desirable on average (whether because of convenient access or amenities) than the other non-restricted units.
3. The income restricted units shall be constructed within each development phase of the project, as applicable.
4. Developer acknowledges that an affordable housing covenant related to the income-restricted units shall be approved and recorded prior to, or concurrently with, final map recordation.



Administrative Office  
700 West Main Street, Alhambra, CA 91801  
Tel: (626) 262-4511 TDD: (626) 943-3898



Executive Director: Emilio Salas  
Commissioners: Hilda L. Solis, Holly J. Mitchell, Lindsey P. Horvath, Janice Hahn, Kathryn Barger



5. Developer acknowledges that a one-time compliance monitoring fee will be collected for each income restricted unit at the time of covenant recordation. Monitoring will include annual owner certification.
6. All affordable units, including voluntary or proffered units, must align with the income categories as defined in Title 22 of the Los Angeles County Code. Under no circumstance should any affordable unit, including voluntary/proffered units, exceed 150% AMI as defined by HCD's income and rent limits.
7. The affordable housing covenant for homeownership projects shall include provisions restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that states the terms set forth in Los Angeles County Code Section 22.166.070.A.3.d. All income restricted units, regardless if they are voluntary/proffered or approved under the County's Density Bonus and/or Inclusionary Housing ordinances, are subject to the LACDA's equity sharing program and guidelines.
8. The initial sales price of the income restricted units in homeownership projects will be determined by the LACDA's Affordable Sales Price Calculator (subject to be updated and changed periodically), available on the Department of Regional Planning's website.
9. The affordable housing covenant is a land use covenant and must be senior to all deeds of trust.

If you need more information or have any questions about this report, please contact Andrew Miller, Housing Policy & Programs Analyst, by email at [andrew.miller@lacda.org](mailto:andrew.miller@lacda.org).



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**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2021-002637  
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2023003370**

**PROJECT DESCRIPTION**

A Tentative Tract Map to create one multi-family lot with eight attached residential condominium units, within two townhouse buildings (four units within each building), on a lot with 0.4 gross acres (19,539 gross square feet). Unit No. 5 is an affordable for-sale set-aside unit with a maximum affordability of 80% of the Area Median Income ("AMI") and a waiver to reduce the minimum lot width requirement from 85 feet to 72.4 feet, as part of this Administrative Housing Permit.

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "Permittee" 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 Permittee, and the owner of the subject property if other than the Permittee, 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. 3, 5, and 6 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee 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 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. 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.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee 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 Permittee or the Permittee's counsel.

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee 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 Permittee, 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 Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).
6. This grant shall expire unless used within two (2) years after the recordation of a final map for Tentative Parcel Tract Map No. 83311. In the event that the Tentative Tract Map No. 83311 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
7. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **June 23, 2025**.
8. In the event that subsequent revisions to the approved Exhibit "A" are submitted the Permittee shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
9. 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 Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee from compliance with these conditions and applicable regulations.
10. 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 Permittee 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 \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

11. 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.
12. 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.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 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 Exhibit "A," or revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee 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, or drawings in the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings or drawings 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.

**ADMINISTRATIVE HOUSING PERMIT - SPECIFIC CONDITIONS - WAIVER**

16. The Project shall provide one affordable set-aside with a maximum affordability of 80% the AMI.
17. This grant reduces the minimum lot width requirement from 85 feet to 72.4 feet as depicted on the Exhibit "A" dated July 31, 2024, or subsequently revised Exhibit "A".

**PRIOR TO RECORDATION OF A FINAL MAP**

**Affordable Housing**

18. The Permittee shall comply with Los Angeles County Development Authority ("LACDA") conditions of approval dated August 29, 2014, attached. This letter states the following:

- a. The income-restricted unit shall be indistinguishable in exterior and interior design from the non-restricted units within the Project in terms of appearance, materials and finished quality. The income restricted unit shall have the same number of bedrooms as the non-restricted units at the Project. In a development with a variety of bedroom counts per unit, the percentage of income restricted units with a particular number of bedrooms shall be equal to the percentage of the non-restricted units at the Project with the same number of bedrooms.
- b. The income restricted [unit] shall be dispersed throughout the Project equitably and be no less attractive or desirable on average (whether because of convenient access or amenities) than the other non-restricted units.
- c. The income-restricted unit shall be constructed within each development phase of the Project, as applicable.
- d. The Permittee acknowledges that an affordable housing covenant related to the income-restricted unit shall be approved and recorded prior to, or concurrently with, final map recordation.
- e. The Permittee acknowledges that a one-time compliance monitoring fee will be collected for each income-restricted unit at the time of covenant recordation. Monitoring will include annual owner certification.
- f. All affordable units, including voluntary or proffered units, must align with the income categories as defined in Title 22 of the County Code. Under no circumstance should any affordable unit, including voluntary/proffered units, exceed 135% AMI as defined by the U.S. Department of Housing and Urban Development income and rent limits.
- g. The affordable housing covenant for homeownership projects shall include provisions restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that states the terms set forth in County Code Section 22.166.070.A.3.d (Covenant and Agreement). All income-restricted units, regardless if they are voluntary/proffered or approved under the County's Density Bonus and/or Inclusionary Housing ordinances, are subject to the LACDA's equity sharing program and guidelines.

- h. The initial sales price of the income restricted unit in homeownership projects will be determined by LACDA's Affordable Sales Price Calculator (subject to be updated and changed periodically), available on LA County Planning's website.
- i. The affordable housing covenant is a land use covenant and must be senior to all deeds of trust.

**Attachments:**

Exhibit D-2 LACDA Approval Letter (pages 1-2)



August 29, 2024

**TENTATIVE MAP CONDITIONS OF APPROVAL**  
**Project No. 2021-002637-(5)**  
**Tract Map No. 83311**  
**Assessor Identification No. 5379-026-024**

The following provides a summary of the housing permit conditions of approval for the project located at 9065 E. Arcadia Avenue, San Gabriel, CA 91775 (Project), as they relate to the oversight and approval obligations of the Los Angeles County Development Authority (LACDA).

The LACDA recommends clearance of this project to proceed to public hearing so long as the subdivision conforms to the policies and procedures of the LACDA as stated below to the satisfaction of the Executive Director of the LACDA, or their designee.

The conditions of approval prior to final map recordation include, but are not limited to:

1. The income restricted units shall be indistinguishable in exterior and interior design from the non-restricted units within the project in terms of appearance, materials and finished quality. The income restricted units shall have the same number of bedrooms as the non-restricted units at the project. In a development with a variety of bedroom counts per unit, the percentage of income restricted units with a particular number of bedrooms shall be equal to the percentage of the non-restricted units at the project with the same number of bedrooms.
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If you need more information or have any questions about this report, please contact Andrew Miller, Housing Policy & Programs Analyst, by email at [andrew.miller@lacda.org](mailto:andrew.miller@lacda.org).



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## PROPOSED ENVIRONMENTAL DETERMINATION

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DETERMINATION DATE:	April 17, 2025
PROJECT NUMBER:	PRJ2021-002637
PERMIT NUMBERS:	Tentative Tract Map No. 83311 (RPPL2021007098) Administrative Housing Permit No. RPPL2023003370
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	9065 E. Arcadia Avenue, San Gabriel
OWNER:	Richard Liu, KTL Fortune Homes LLC
APPLICANT:	Calland Engineering, Inc.
CASE PLANNER:	Alejandrina Baldwin, Principal Planner abaldwin@planning.lacounty.gov

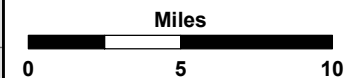
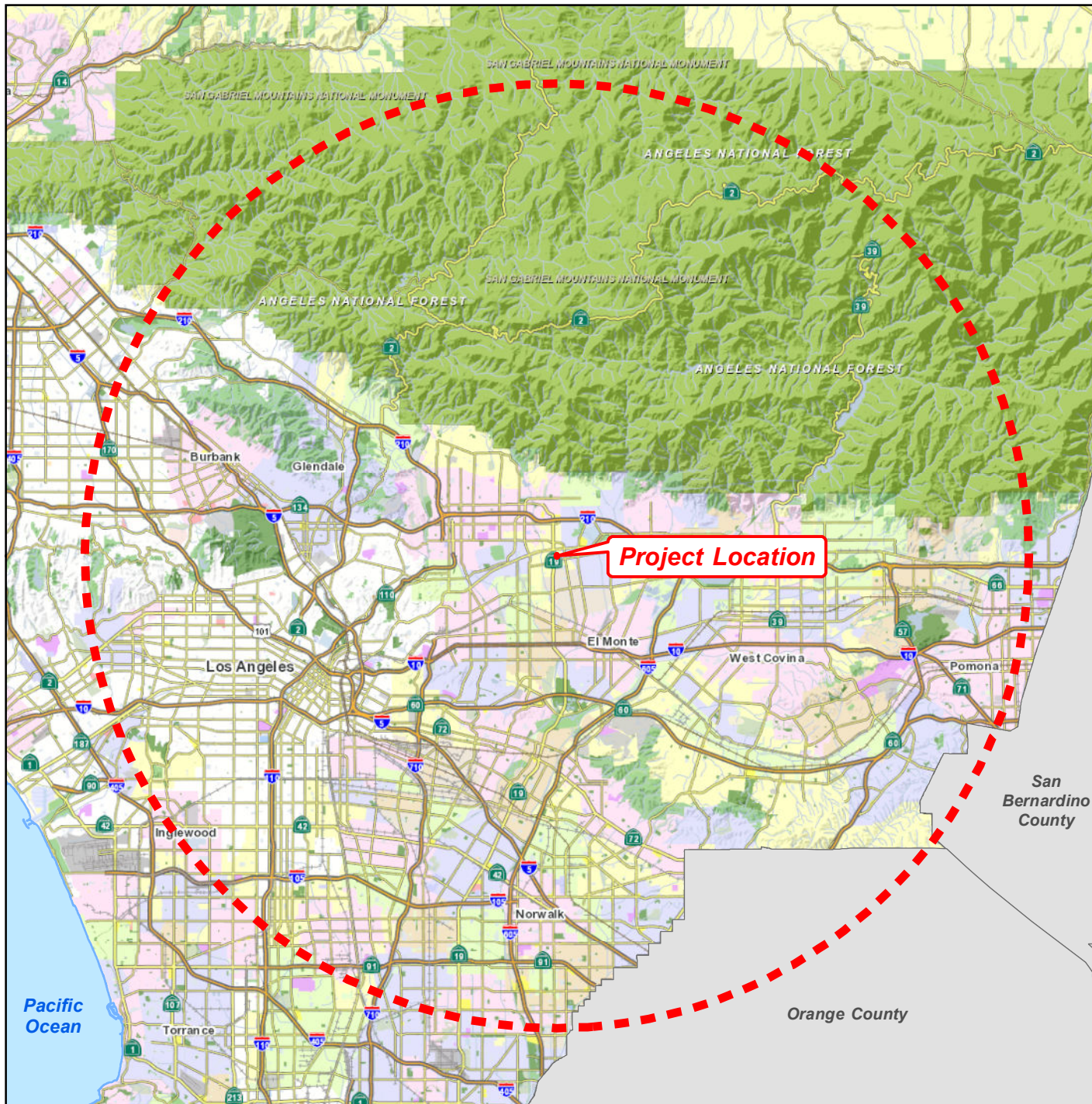
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Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal, and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies as a Class 15 Categorical Exemption (Minor Land Divisions) under State CEQA Guidelines Section 15315 because the Project involves the subdivision of one parcel that is within an urbanized area zoned for residential uses. The Project conforms with the General Plan and no variances or exceptions are required, aside from the request to reduce the required lot width from 85 feet to 72.4 feet as part of the Administrative Housing Permit. The Project does not modify the width of the existing lot, which is nonconforming. Furthermore, the Project site has access to a public right-of-way and existing services such as sewer and water. The Project site was not involved in a subdivision of a larger parcel within the previous two years and does not have an average slope greater than 20 percent. Additionally, the Project is not on a list maintained by the California Department of Toxic Substance Control and the 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 environmental sensitive area and there are no exceptions to the exemption. Therefore, a Class 15 Categorical Exemption is the appropriate environmental determination for the Project pursuant to CEQA.



# 20-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2021-002637  
TR RPPL2021007098



LA COUNTY  
PLANNING

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



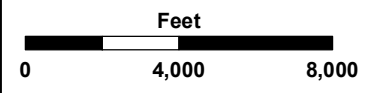


# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2021-002637

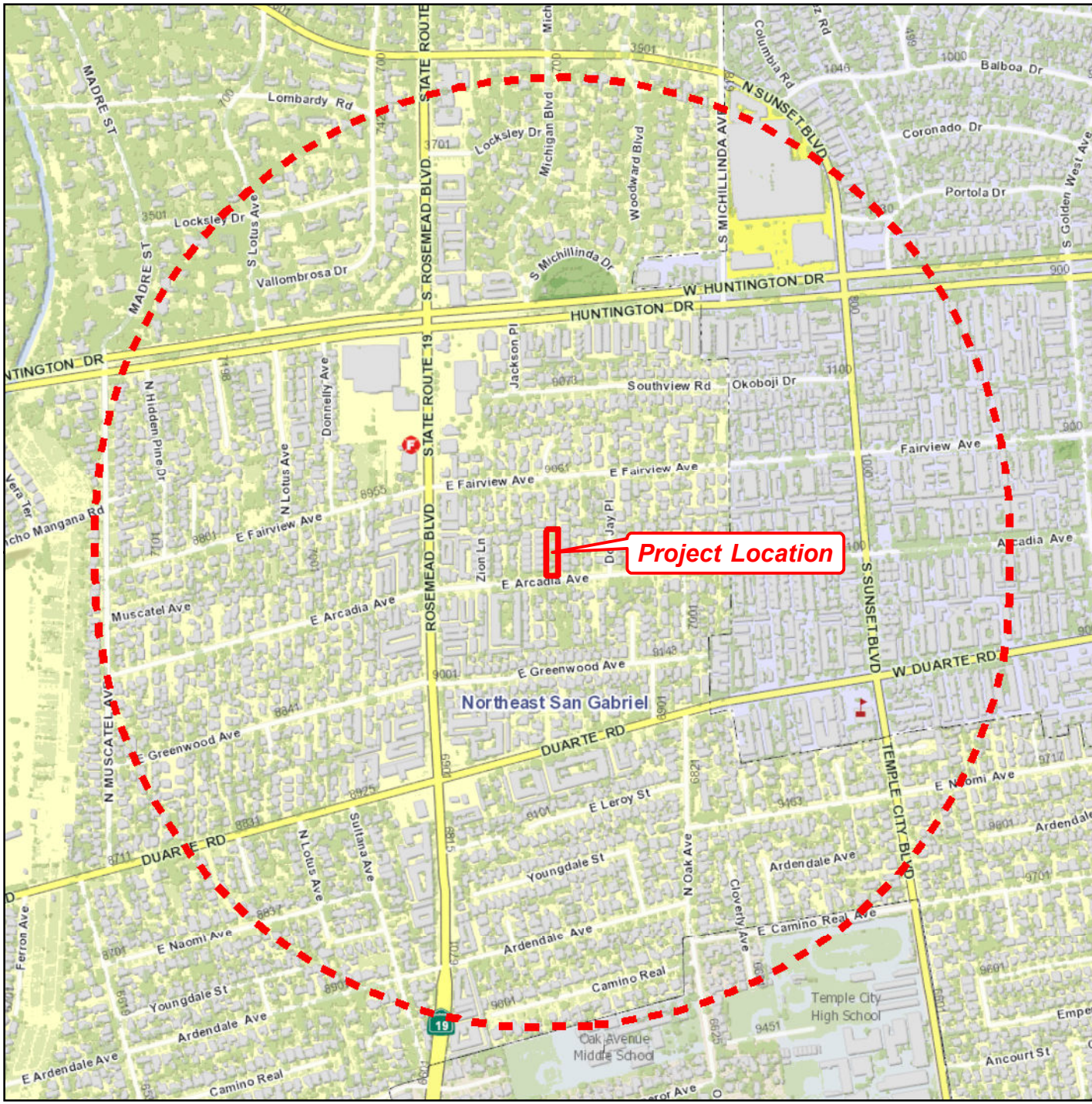
TR RPPL2021007098



**LA COUNTY**  
**PLANNING**

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




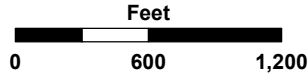




# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2021-002637  
TR RPPL2021007098

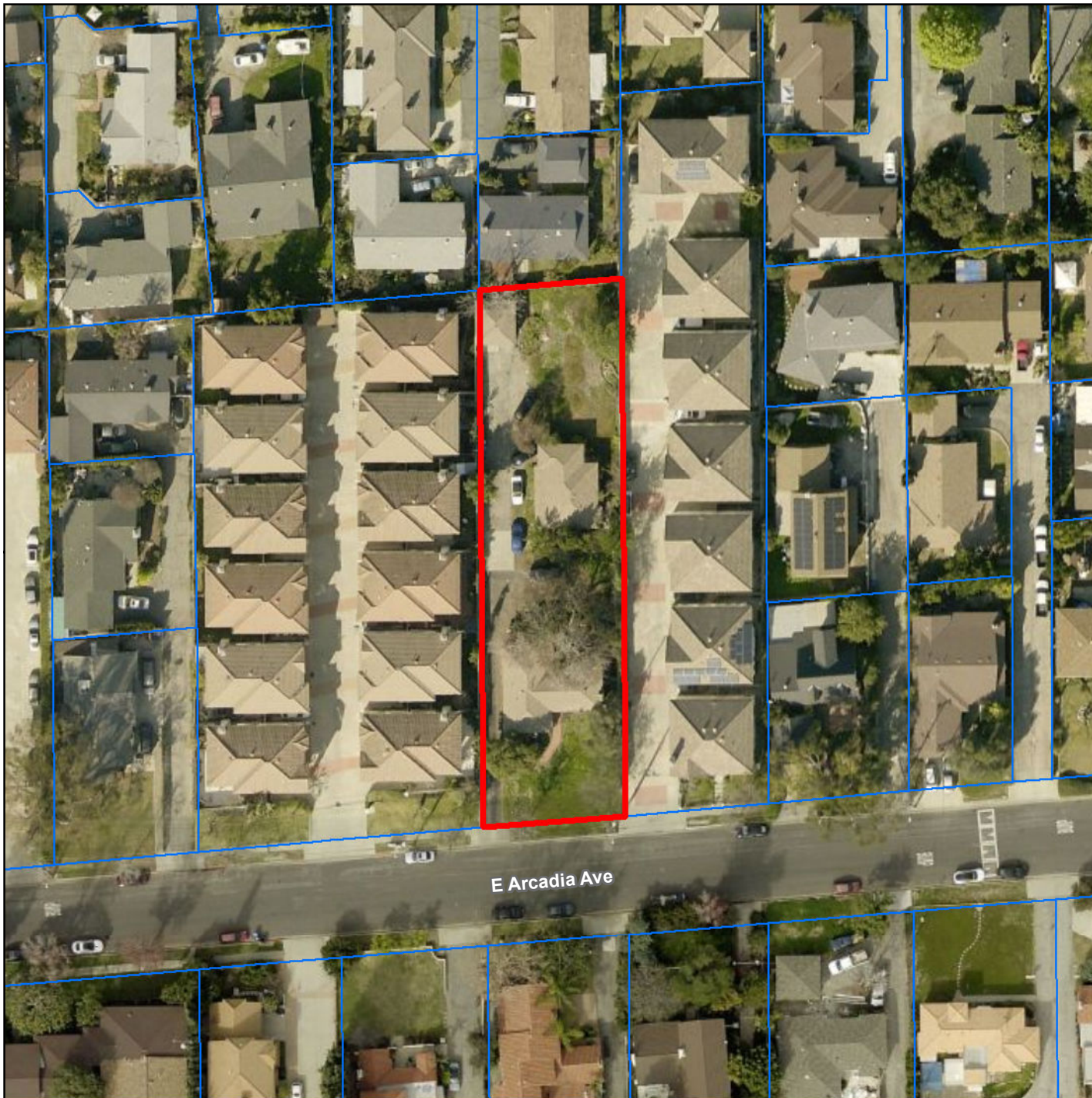






LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





# AERIAL IMAGERY

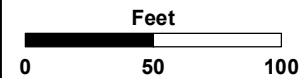
## SITE-SPECIFIC MAP

PROJECT NO. PRJ2021-002637

TR RPPL2021007098

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2023

E Arcadia Ave



LA COUNTY  
**PLANNING**

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



