

DENIAL DUE TO INACTIVITY REPORT TO THE HEARING OFFICER

DATE ISSUED: February 19, 2026

HEARING DATE: March 3, 2026 AGENDA ITEM: 6

PROJECT NUMBER: 2019-004108

PERMIT NUMBER: Tentative Tract Map No. 82981 (RPPL2019007310)
Environmental Assessment No. RPPL2019007311

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 16722 East Arrow Highway, Covina CA 91722

OWNER/APPLICANT: Thuan Phong Lee (“Applicant”)

CASE PLANNER: Phillip Smith, Senior Regional Planner
psmith@planning.lacounty.gov

Item No. 6 is an application for a Tentative Tract Map (“TTM”) to create one multi-family lot developed with nine detached single-family condominium units (“Project”) in the A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) Zone pursuant to Los Angeles County (“County”) Code Chapter 21.40 (Tentative Maps).

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”) recommend DENIAL of proposed Tentative Tract Map No. 82981 based on the attached Findings (Exhibit A) contained within this report. Staff recommends the following motion:

SUGGESTED MOTION:

I, THE HEARING OFFICER, FIND THE DECISION STATUTORILY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND DENY TENTATIVE TRACT MAP NO. 82981 DUE TO INACTIVITY, SUBJECT TO THE ATTACHED FINDINGS.

BACKGROUND

The Project was initially filed on December 11, 2019, and the Los Angeles County (“County”) Subdivision Committee (“SC”), which includes LA County Planning and the County Departments of Public Works (“Public Works”), Fire (“Fire”), Parks and Recreation, and Public Health (“Public Health”), last issued its report with holds on January 9, 2020, stating that there are pending Items that need to be addressed.

LA County Plannings holds, included, but were not limited to, requests for:

- Revisions to the TTM
- An Oak Tree Permit application,
- Abatement of zoning violations, and
- Other documents pursuant to the California Environmental Quality Act ("CEQA").

Other SC holds included, but were not limited, to the following requests:

Public Works

- An approved hydrology report,
- A soils report,
- An approved sewer area study,
- A will serve letter from Los Angeles County Sanitation District and water purveyor, and
- Revisions to TTM.

Fire

- Revisions to TTM, provide a Form 195.

Public Health

- Will serve letters from water purveyor and sewer.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, LA County Planning staff ("Staff") has determined the project application to be inactive.

NOTIFICATION

On October 7, 2025, Staff attempted to reach the Applicant by email as courtesy to remind them the Project has been inactive. The Applicant did not respond to the email.

On November 4, 2025, Staff attempted to reach the Applicant by email noting that it has been 30 days since previous correspondence and notified the Applicant of its intent to deny the application due to Inactivity and requesting additional materials.

On January 6, 2026, Staff sent a letter to the Applicant and the property owner, indicating that the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the Applicant to contact staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframes.

INACTIVE APPLICATION DETERMINATION

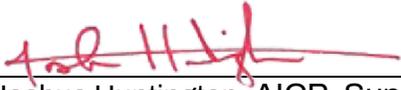
TTM No. 82981 and the related application materials fail to comply with Section 21.40.040 (Contents - Information and Documents Required - For Tentative Maps) of the County Code, including holds within County Code Section 21.12.040 (Subdivision Committee Report of recommendations to advisory agency). Thus, Staff is unable to determine if TTM No. 82981 complies with the General Plan and Subdivisions Code (Title 21 of the Los Angeles County

Code) and the advisory agency may disapprove the TTM pursuant to County Code Section 21.40.160 (Advisory agency determination authority).

Therefore, Staff recommends that **TTM No. 82981** be denied pursuant to the attached findings.

CEQA

Projects that are denied or recommended for denial would not impact the physical environment and are therefore statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

Report
Reviewed By: 
Joshua Huntington, AICP, Supervising Regional Planner

Report
Approved By: 
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Draft Denial Findings
EXHIBIT B	Subdivision Committee Report (dated January 9, 2020)
EXHIBIT C	Correspondence

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 2019-004108
TENTATIVE TRACT MAP NO. 82981 (RPPL2019007310)
ENVIRONMENTAL ASSESSMENT NO. RPPL2019007311**

1. **ENTITLEMENT REQUESTED.** The applicant, Thuan Phong Lee, (“Applicant”) is requesting a Tentative Tract Map to authorize the creation of one multi-family parcel for residential condominium purposes (“Project”) in the A-1 (Light Agricultural – 20,000 Square Feet Minimum Required Lot Area) Zone pursuant to Los Angeles County (“County”) Code Section 22.16
2. **MEETING DATE.** March 3, 2026
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved*
4. **LOCATION.** The Project site is located at 16722 E Arrow Highway, Covina CA 91722 within the unincorporated community of East Irwindale and within the East San Gabriel Valley Planning Area.
5. **APPLICATION DATE.** The application was filed on December 11, 2019.
6. **PROJECT BACKGROUND.** The Project was initially filed on December 11, 2019, and the Los Angeles County (“County”) Subdivision Committee (“SC”), which includes LA County Planning and the County Departments of Public Works (“Public Works”), Fire (“Fire”), Parks and Recreation, and Public Health (“Public Health”), last issued its report with holds on January 9, 2020, stating that there are pending Items that need to be addressed. LA County Plannings holds, included, but were not limited to, request for:
 - The submittal of a Revised TTM,
 - An Oak Tree Permit application,
 - Abatement of zoning violations, and
 - Other documents pursuant to the California Environmental Quality Act ("CEQA").

Other SC holds included, but were not limited, to the following requests:

Public Works

- An approved hydrology report,
- A soils report,
- An approved sewer area study,
- A will serve letter from Los Angeles County Sanitation District and water purveyor, and
- Revisions to TTM.

Public Health

- Will-serve letters from water purveyor and sewer.

Fire

- Revisions to TTM, provide a Form 195.

No subsequent map revisions or other requested information and materials were submitted for the Project following the issuance of this report. Therefore, LA County Planning staff (“Staff”) has determined the project application to be inactive.

7. **NOTIFICATION.** On October 7, 2025, staff attempted to reach the Applicant by email as courtesy to remind them the Project has been inactive. The Applicant did not respond to the email.

On November 4, 2025, staff attempted to reach the Applicant by email noting that it has been 30 days since previous correspondence and notified the Applicant of its intent to deny the application due to Inactivity and requesting additional materials.

On January 6, 2026, Staff sent a letter to the Applicant and the property owner, indicating that the case would be scheduled before a Hearing Officer for denial due to inactivity if requested materials are not submitted within 45 days from the date of the Notice. The letter also directed the Applicant to contact staff within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframes.

8. **INCOMPLETE APPLICATION.** Staff does not have the required materials pursuant to County Code Section 21.40.040 (Contents - Information and Documents Required - For Tentative Maps) including holds within County Code Section 21.12.040 (Subdivision Committee Report of recommendations to advisory agency). Therefore, the advisory agency may disapprove the Tentative Tract Map pursuant to County Code Section 21.40.160 (Advisory agency determination authority).
9. **ENVIRONMENTAL.** An environmental determination has not been made since the Project is neither being approved nor undertaken. Therefore, Pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the Project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, **TTM No. 82981** is **DENIED**.

JH:EGA:PS
2/19/26



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

2019-004108-(5)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 82981 / RPPL2019007310
Environmental Assessment No. RPPL2019007311

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Relay International, LLC / Steve Sun

**MAP/EXHIBIT
DATE:**

12/11/19

**SCM REPORT
DATE:**

1/9/20

SCM DATE:

1/16/20

PROJECT OVERVIEW

Subdivision: To create one multi-family residential lot with nine detached single-family condominium units.

MAP STAGE

Tentative: Revised: Amendment: Amended :
Exhibit "A" Modification to : Other:
Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee):

LOCATION

17622 E. Arrow Highway, Covina, CA 91722

ACCESS

E. Arrow Highway

ASSESSORS PARCEL NUMBER(S)

8410-018-014

SITE AREA

1.04 net ac / 45,347 sq. ft. (with hwy. dedication)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Irwindale

SUP DISTRICT

5th

LAND USE DESIGNATION

H9 (Residential 9 - 0-9 du/net ac)

ZONE

A-1 (Light Agricultural)

CSD

None

PROPOSED UNITS

(DU)

9

MAX DENSITY/UNITS

(DU)

9

GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

Total: 3,825 c.y. (Cut: 250 c.y., Fill: 450 c.y., Over Ex.: 2,925 c.y., 200 c.y. Import).

ENVIRONMENTAL DETERMINATION (CEQA)

Pending. An Initial Study is required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works		Phoenix Khoury (626) 458-4921 pkhoury@dpw.lacounty.gov
Fire		Joseph Youman (323) 890-4125 joseph.youman@fire.lacounty.gov
Parks & Recreation		Loretta Quach (213) 351-5120 lquach@parks.lacounty.gov
Public Health		Shayne Lamont (626) 430-5381 slamont@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:
Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

EF131742 (An enforcement case is currently pending on the subject property.)

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: *At this time, Regional Planning does not recommend approval of the tentative map. Please read below for further details.*

Environmental Determination:

Cleared Hold

1. Additional information (e.g., studies, reports, etc.) may be required after review of the Environmental Assessment. For any questions related to site biology, you may contact the Environmental Planning and Sustainability Section at (213) 974-6461.

Tentative Map:

Cleared Hold

2. Label the parcel as "LOT 1".
3. Clearly depict the property line on the tentative map. Revise the property line if not aligned correctly.
4. The stamp of the registered civil engineer or licensed surveyor who prepared the tentative map has expired. Please update.
5. Clarify if the net area indicated on the tentative map includes the proposed 10' highway dedication. If not, please include and revise the net area calculation.
6. Clarify if the net area calculation includes the SCE easement. If not, please include and revise the net area calculation.
7. Show accessory structures and label to remain/be removed.
8. Label the existing trees to remain/be removed.

Condominium Exhibit Map:

Cleared Hold

9. Clearly depict the property line on the condo exhibit map.
10. Show the oak tree protected zone(s) and drip line(s) on the condo exhibit map.
11. Depict and label all proposed walls, fences and landscaping on the condo exhibit map, and indicate height of walls/fences located within the required front/side/rear yard areas (20 ft. front, 5 ft. side, 15 ft. rear).
12. Increase proposed Unit 5 side yard setback distance to minimum 5' (4' currently shown).
13. Provide a minimum of 18' driveway length for Units 6 and 7 as measured from the face of the garages to the edge of the fire lane paving.
14. Pursuant to Section 21.32.195, a minimum of eight (8) on-site trees shall be planted as a condition of approval. Existing mature trees of qualifying species, size, and location may count towards this requirement. Show new proposed tree plantings on the condo exhibit map. (Tree plantings within the landscape strip along the proposed common driveway and fire lane are recommended.)

Community Standards District:

Cleared Hold N/A

Administrative/Other:

Cleared Hold

15. The assessor map book page shows that the property boundary has a dash-line. A certificate of compliance (COC) is required. The COC is not handled or reviewed by the Land Divisions Section. Please go online and review the

information under Certificate of Compliance (<http://planning.lacounty.gov/apps>) and/or contact 213-974-6458 for further information.

16. There is a pending zoning enforcement case (EF131742) on the subject property. The oak tree permit application cannot be submitted until the zoning violation is abated. Since the oak tree permit is required for the subdivision, **the violation must be abated prior to the next map revision submittal.**
17. An encroachment into the protected zone of one oak tree is proposed. An oak tree permit is required. The oak tree permit checklist can be found here, under "oak tree permit": <http://planning.lacounty.gov/apps>. **After the zoning violation has been abated,** please submit the following required materials:
 - a. Fee for the amount of \$9,780.00 (**NOTE:** Fees change as of March 1, 2020. Please call 213-974-6411 or check the fee schedule online to verify the new 2020 fee amount: <http://planning.lacounty.gov/fees>.)
 - b. One (1) digital copy (CD or flash drive) of all below materials in PDF format:
 - c. Revised land division application indicating the oak tree encroachment and permit
 - d. Burden of proof
 - e. An Oak Tree Exhibit (attached to the tentative map and condo exhibit map) showing the protected zones of all oak trees on the subject property (including on the property line) and the distance from the protected zone to any structure. (A "protected zone" is defined as the area within five (5) feet of the dripline of an oak tree and 15 feet from the trunk of the oak tree. The more restrictive measurement shall apply. Show the true dripline of the oak trees and not just a circle.)
 - f. Two (2) hard copies of an Oak Tree Report prepared by a certified arborist or qualified oak tree consultant.
 - g. At least six (6) color photos of the oak tree(s) from all sides. Include a photo key that shows the location of all photos.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- *A completed and signed Land Division application,*
- *A signed and dated cover letter describing all changes made to the map,*
- *Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format,*
- *Revision fee payment (for the 3rd revision and thereafter), and*
- *Other materials requested by the case planner.*

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.**

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 82981

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TENTATIVE MAP DATED 12-11-2019
EXHIBIT MAP DATED 12-11-2019

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. An approved hydrology report/Low Impact Development (LID) plan is required. Please see attached Hydrology review sheet (comment Nos. 1 and 2) and Grading review sheet (comment No. 2) for requirements. Any proposed LID devices per the approved hydrology report will need to be shown the tentative and exhibit map.
2. A soils report confirming assumed infiltration rates throughout the site is required. Please see attached Hydrology review sheet (comment No. 3) for requirements.
3. An approved sewer area study is required. Please see attached Sewer review sheet (comment No. 1) for requirements.
4. A will serve letter from the Los Angeles County Sanitation Districts is required. Please see attached Sewer review sheet (comment No. 1) for requirements.
5. A "Will Serve Letter" from the water purveyor is required. Please see attached Water review sheet (comment No. 1) for requirements.
6. Revisions to the tentative map are required to show the following additional items:
 - a. Include the legal description on the tentative map.
 - b. Show all proposed buildings' pad elevations as shown on the exhibit map. Building footprints shall be shown only on the exhibit map.
 - c. Show proposed drainage patterns.
 - d. Clearly label the property line/boundary.
 - e. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain," "to be relocated," or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - f. Add "MAJOR LAND DIVISION" to the title description.
 - g. Remove the word "MAP" and the "0" preceding the tract no. "82981" from the title description.

LOS ANGELES COUNTY PUBLIC WORKS
 LAND DEVELOPMENT DIVISION – SUBDIVISION
 TRACT NO. 82981

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TENTATIVE MAP DATED 12-11-2019
 EXHIBIT MAP DATED 12-11-2019

- h. Provide the proposed zoning.
 - i. Clearly delineate, provide dimensions, and label the private driveway and fire lane.
 - j. The stamp of the professional engineer has expired.
 - k. If there is no gate being proposed, add the annotation “No proposed gate.”
 - l. Please see attached Grading review sheet (comment No. 1) for requirements.
 - m. Please see attached Road review sheet (comment No. 2) along with checked print for comments and requirements.
 - n. Please see attached Sewer review sheet (comment No. 2) for requirements.
 - o. Please see attached Water review sheet (comment No. 2) for requirements.
7. Revisions to the exhibit map are required to show the following additional items:
- a. Add “MAJOR LAND DIVISION TENTATIVE TRACT NO. 82981” to the title description.
 - b. Include document number(s) and recorded date(s) for the 6’-SCE easement. Also include its disposition.
 - c. Dimension the private driveway and fire lane.
 - d. If there is no gate being proposed, add the annotation “No proposed gate.”
 - e. The stamp of the professional engineer has expired.
 - f. Please see attached Road review sheet (comment No. 2) along with checked print for comments and requirements.
 - g. Please see attached Sewer review sheet (comment No. 2) for requirements.
 - h. Please see attached Water review sheet (comment No. 2) for requirements.



LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

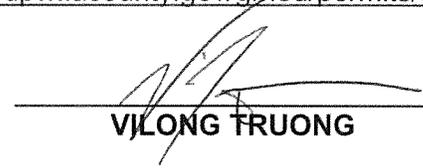
TRACT MAP NO.: 82981

TENTATIVE MAP DATED: 12/11/2019
EXHIBIT MAP DATED: 12/11/2019

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report to EPIC-LA as a "Hydrology Study" plan case, showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide drainage/grading covenant for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
3. Submit a soils report confirming assumed infiltration rates throughout the site to EPIC-LA. This report must address areas where it is infeasible to infiltrate and must be approved prior to hydrology or LID report approval. The infiltration test must be performed according to GMED Policy GS 200.2 (<http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.2.pdf>)

Reviewed by: _____


VJLONG TRUONG

Date: 01/06/2020

Phone: (626) 458-4921

LOS ANGELES COUNTY PUBLIC WORKS
 LAND DEVELOPMENT DIVISION - GRADING
 TRACT NO. 82981

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TENTATIVE MAP DATED 12/11/2019
 EXHIBIT MAP DATED 12/11/2019

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map is required to show the following additional items:
 - a. Benchmark information:
 BASELINE 323.572 DPW BM TAG IN W CB GARVEY AVE 300MM(1FT) N/O BCR 6M(20FT) G 4595
 (2005) 98.625 W/O C/L & 13.5M(44FT) S/O C/L WACO ST
 - b. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - c. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
 - d. Earthwork volume, including cut, fill, import, and export, as applicable and as shown on the application.
 - e. all proposed grading improvements.
 - f. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
 - g. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
2. Approval of the latest Hydrology Report Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 12/19/2019 Phone (626) 458-4921
 P:\ldpub\SUBPCHECK\Grading\Plan Checking\Tentative Maps\Tentative Map Denial.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD

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TRACT MAP NO. 082981

TENTATIVE MAP DATED 12-11-2019
EXHIBIT MAP DATED 12-11-2019

It is recommended that this tentative map and exhibit map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A conceptual signing and striping will be required to determined the location and length of transition pavement. Contact Kent Tsujii of TSM Division at (626) 300-4776 for more information.
2. Address all road comments on the tentative and exhibit maps.

Prepared by Joseph Nguyen *JN*
tr73156r

Phone (626) 458-4921

Date 07-23-2015

COUNTY OF LOS ANGELES
PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 82981

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TENTATIVE MAP DATE SUBMITTED 12-11-2019
EXHIBIT MAP DATE SUBMITTED 12-11-2019

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. As part of the area study, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.
2. An updated tentative map and an updated exhibit map are required to show the following items:
 - a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
 - b. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.

PR

Prepared by Pedro Romero
RPPL2019007310 Denial Comments New.doc

Phone (626) 458-4957

Date 12-24-2019

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER

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TRACT NO. 82981

TENTATIVE MAP DATED 12-11-2019

EXHIBIT MAP DATED 12-11-2019

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. Removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a current "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division.
2. Show how the on-site proposed development is to be served by existing public water and call out the proposed points of connection.



Prepared by Tony Khalkhali
tr82981w-new.doc

Phone (626) 458-4921

Date 12-26-2019

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 82981

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TENTATIVE MAP DATED 12-11-2019
EXHIBIT MAP DATED 12-11-2019

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Kevin Godoy *Ken*
TR82981L_NEW_RPPL2019007310.doc
<http://planning.lacounty.gov/case/view/2019-004108>

Phone (626) 458-4921

Date 01-07-2020

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 82981

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TENTATIVE MAP DATED 12-11-2019
EXHIBIT MAP DATED 12-11-2019

The following reports consisting of ___ 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, Undergrounding 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. 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.
6. 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.
7. If applicable, quitclaim or relocate easements running through proposed structures.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 82981

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TENTATIVE MAP DATED 12-11-2019
EXHIBIT MAP DATED 12-11-2019

8. Prior to final approval of the tract 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 the existing buildings as shown on the tentative map prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
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 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

PCA LX001129/A863
 EPIC LA RPPL2019007310
 Telephone: (626) 458-4925

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

Tentative Tract Map	<u>82981</u>	Tentative Map Dated	<u>12/11/19 (Tentative)</u>	Parent Tract	_____
Grading By Subdivider? [Y] (Y or N)	<u>2,925 yd³</u>	Location	<u>Covina</u>		
Geologist	<u>---</u>	Subdivider	<u>Relay International, LLC</u>		
Soils Engineer	<u>---</u>	Engineer/Arch.	<u>Calland Engineering</u>		

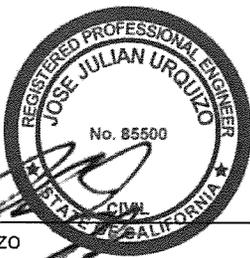
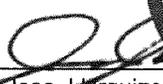
Review of:
 Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

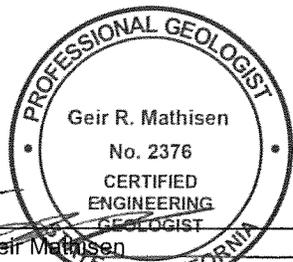
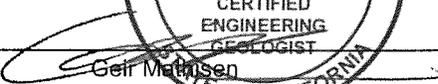
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

PRIOR TO FILING THE FINAL LAND DIVISION MAP THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in 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>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report 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>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in 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>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

Prepared by



 Jose J. Urquizo
 Soils Section



 Geir Mathisen
 Geology Section

Date 12/30/19

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD

Page 1/1

TRACT MAP NO. 082981

TENTATIVE MAP DATED 12-11-2019
EXHIBIT MAP DATED 12-11-2019

PRELIMINARY CONDITIONS

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

1. Dedicate additional right of way to achieve the ultimate right of way of 50 feet from the centerline of Arrow Highway to the property line along the property frontage to the satisfaction of Public Works. Additional 10 feet will be required.
2. Widen Arrow Highway along the property frontage with curb, gutter, sidewalk, pavement on base to the satisfaction of Public Works. The new top of curb shall be 38 feet (pending) from the centerline of Arrow Highway. Construct transition pavement and relocate all affected utilities to the satisfaction of Public Works.
3. Construct new driveway to the satisfaction of Public Works.
4. Repair any improvements damaged during construction to the satisfaction of Public Works.
5. Submit detailed signing and striping plan for Arrow Highway
6. Plant street trees along the property frontage on Arrow Highway.
7. Execute a covenant for private maintenance of curb/parkway drains to the satisfaction of Public Works.
8. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
9. Underground all new utility lines to the satisfaction of the Public Works and Southern California Edison. Please contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
10. Comply to street lighting requirements per the attached letter dated 5/8/2018 from Traffic Safety and Mobility to the satisfaction of Public Works.

Prepared by Joseph Nguyen *JN*
tr82981r

Phone (626) 458-4921

Date 01-07-2020

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS

EXHIBIT B

Date:5/8/18

TO: Henry Wong
Project Entitlement & CEQA Section
Land Development Division

Attention Phoenix Khoury

FROM: Inez Yeung
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo

STREET LIGHTING REQUIREMENTS

RPPL2018001962 16722 EAST ARROW HIGHWAY L-036-2018

Provide streetlights on concrete poles with underground wiring on all streets and highways within _____ and around to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring along the property frontage on Arrow Highway to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide street lighting plans to upgrade the existing streetlights from High Pressure Sodium Vapor to LED along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

New streetlights are not required.

EXHIBIT B

- The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.



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

CASE NUMBER: RPPL2019007310

MAP DATE: December 11, 2019

PROJECT NUMBER: TR082981

PLANNER: Jodie Sackett

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAY BE CHANGED WHEN ITEMS BELOW HAVE BEEN ADDRESSED.

HOLDS

ACCESS

1. Provide a street section showing the proposed lane width and improvements to be installed for the "Private Driveway and Fire Lane". Show the dimensions and label on the site plan.
2. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
3. Cul-de-sac roads shall be provided with a 32-foot centerline turning radius. (Fire Code Appendix D) Indicate the centerline turning radius for the proposed cul-de-sac shown on the site plan.
4. Provide a minimum width of 34 feet for parallel parking on both sides of the Fire Apparatus Access Road when the street is designed to be a cul-de-sac less than 700 feet in length.

WATER

5. 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 Department C105.1 CFC.
6. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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5823 Rickenbacker Road
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Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019007310

MAP DATE: December 11, 2019

PROJECT NUMBER: TR082981

PLANNER: Jodie Sackett

-
7. Provide a Form 195 signed and completed by the local water purveyor.
 8. Show all existing public fire hydrants to within 300' of all property lines. Provide the location(s) and show the distance dimension on the site plan. Additional public and private hydrants may be required following the information returned for review.
 9. 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(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

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



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map # 82981	DRP Map Date: 12/11/2019	SCM Date: 01/16/2020	Report Date: 12/23/2019
Park Planning Area # 15	CSD:		Map Type: Tentative Map - Tract

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.10
IN-LIEU FEES:	\$50,856

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 \$50,856 in lieu fees.

Trails:

No Trails

Comments:

The map proposes nine (9) single-family units. One (1) single-family unit to be removed; net increase of eight (8) units.

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

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: 
Clement Lau, Departmental Facilities Planner II



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **82981**
Park Planning Area # **15**

DRP Map Date: **12/11/2019**
CSD:

SCM Date: **01/16/2020**

Report Date: **12/23/2019**
Map Type: **Tentative Map - Tract**

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

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

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

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
 Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
 U = Total approved number of Dwelling Units.
 X = Local park space obligation expressed in terms of acres.
 RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

Park Planning Area = **15**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.10	0.0030	8	0.10
M.F. < 5 Units	3.18	0.0030	0	0.00
M.F. >= 5 Units	3.19	0.0030	0	0.00
Mobile Units	3.79	0.0030	0	0.00
Exempt Units			1	0.00
TOTAL			9	0.10

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.10	\$295,322	\$50,856

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

Acre Obligation	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.10	0.00	0.10	\$295,322
			\$50,856



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

December 18, 2019

CASE: RPPL2019007310

Project: TR82981

Planner: Sackett, Jodie

Location: 16722 E Arrow Highway Covina CA 91722

The Department of Public Health-Environmental Health Division has reviewed the above project proposal to build a 9-unit condominium multiple family dwelling.

Public Health recommends that the conditions or information requested below are addressed prior to agency approval.

-
1. The permittee shall provide a current (within last 12 months) and in-force "Will Serve" letter from the water purveyor.
 2. Project will be connected to the public sewerage follow the directive from the Department of Public Works. Submit sewer "Will Serve" letter.
 3. The applicant shall conform to the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (http://lacounty-ca.elaws.us/code/coor_title12_ch12.08).

Please contact Shayne LaMont, Land Use Program for any questions regarding this report: slamont@ph.lacounty.gov.

From: [Jessica Guillen](#)
To: smg80918@gmail.com
Subject: RE: Follow-Up on Inactive Project – Request for Status Update: RPPL2019007310, 16722 E Arrow Highway, Covina, CA 91722 (Tentative Map-Tract)
Date: Tuesday, November 4, 2025 4:19:00 PM
Attachments: [image001.png](#)

Good afternoon,

Please note that it has been 30 days since our previous correspondence. Pursuant to County Code Sections 22.222.100 (Denial of Inactive Application), 22.222.200 (Findings & Decision), and 21.40.160 (Advisory Agency Determination Authority), an application may be denied if it remains incomplete or inactive.

To keep your application in active status and to avoid any potential denial due to inactivity, please continue to provide any outstanding or supplemental materials as soon as possible.

We understand that preparing the necessary documentation can take time, and we appreciate your ongoing efforts. If you need clarification on what items are still required or wish to discuss next steps, please don't hesitate to contact your assigned planner directly or by replying to this email.

Thank you again for your prompt attention and cooperation. We look forward to working with you toward the successful completion of your application.

JESSICA GUILLEN (she/her/hers)

CONTRACT ASSOCIATE PLANNER, Disaster Recovery Team/Subdivisions

Office: (213) 974-6411 • Direct: (213) 534-7937

Email: jguillen@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning

projects.

From: Jessica Guillen

Sent: Tuesday, October 7, 2025 11:38 AM

To: smg80918@gmail.com

Subject: Follow-Up on Inactive Project – Request for Status Update: RPPL2019007310, 16722 E Arrow Highway, Covina, CA 91722 (Tentative Map-Tract)

Good morning,

I hope this message finds you well.

I'm reaching out regarding your project, **RPPL2019007310 (Tentative Map- Tract) 16722 E Arrow Highway Covina, CA 91722**, which has been inactive for more than 60 days.

We wanted to check in to see whether you are planning to continue moving forward toward a public hearing or if you would prefer to withdraw the application at this time.

If there are any challenges or if you're currently stuck at a particular step in the process, please don't hesitate to let us know. We'd be happy to assist in any way we can to help you move forward.

Your response will help us keep our records up to date and ensure that we're providing the appropriate support and the project is still intended to be completed.

Thank you, and we look forward to hearing from you soon.

JESSICA GUILLEN (she/her/hers)

CONTRACT PLANNER, Subdivisions

Email: jguillen@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

January 6, 2026

Steve Sun
2226 8th Street
La Verne, CA 91750

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. RPPL2019007310
TENTATIVE TRACT MAP NO. 82981
16722 E ARROW HIGHWAY, COVINA, CA 91722 (8410018014)

Dear Steve Sun:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Tentative Tract Map to create one (1) multi-family lot with nine (9) detached condominiums at the above-referenced location. The most recent correspondence dated January 9, 2020, requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by email on October 7, 2025, and November 4, 2025. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 (Denial of Inactive Application) of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a Tentative Tract Map if such application does not contain the required information contained in Sections 21.40.110- (Matters Required to Complete Submittal and Filing) 22.222.070 (Application Filing and Withdrawal) and 22.222.090 (Initial Application Review) of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on March 3, 2026.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012, Attention: Subdivisions. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with Title 21 and Title 22 Planning and Zoning Codes.

Calland Engineering Inc.

January 6, 2026

Page 2

For questions or for additional information, please contact Jessica Guillen of the Subdivisions Section at (213) 534-7937 or jguillen@planning.lacounty.gov.

Sincerely,



Joshua Huntington, AICP

Supervising Planner

Subdivisions Section

JH:JG

Enclosures: Incomplete Letter dated January 9, 2020
Email(s), dated October 7 and November 4, 2025

c: Steve Sun
Minggang Sun