

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: November 21, 2024

HEARING DATE: December 11, 2024 AGENDA ITEM: 9

PROJECT NUMBER: 2020-000463

PERMIT NUMBERS: Tentative Parcel Map No. 82931 (RPPL2020000803)
Administrative Housing Permit No.
RPPL2024003749
Environmental Assessment No. RPPL2020000804

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 8740 East Broadway and 5424 Muscatel Avenue

OWNER: Quan Guang Wu and Marlene Beckles Zheng

APPLICANT: EGL Associates, Inc.

PUBLIC MEETINGS HELD: 1 OF 5

INCLUSIONARY HOUSING ORDINANCE ("IHO"): The Project is not subject to the IHO because it does not meet the five-unit minimum threshold.

CASE PLANNER: Erica G. Aguirre, AICP, Principal Planner
eaguirre@planning.lacounty.gov

RECOMMENDATION

The applicant has requested that LA County Planning staff ("Staff") remove this item from the agenda as they no longer wish to pursue the project as currently proposed. See attached correspondence, which confirms this decision. Therefore, Staff recommends that Project Number 2020-000463, Tentative Parcel Map No. 82931 (RPPL2020000803) and Administrative Housing Permit No. RPPL2024003749, be taken off calendar.

SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION TAKE THE MATTER OFF CALENDAR.

Report
Reviewed By:


Joshua S. Huntington, AICP, Supervising Regional Planner

Report
Approved By:


Susie Tae, AICP, Assistant Deputy Director

From: [Erica G. Aguirre](#)
To: [victorwu2009@gmail.com](#); [EGL](#)
Cc: [Jessie Wu](#); [Kamen Lai](#)
Subject: RE: Posting Instructions for PRJ2020-000463
Date: Monday, November 18, 2024 4:25:00 PM
Attachments: [image001.png](#)

Hello,

Given the uncertainty of this case, we will be removing this from the calendar on December 11, 2024. Please let us know if you would like to proceed with the lease only option or withdraw this case. We request you provide a response by December 5, 2024.

Thank you,

ERICA G. AGUIRRE, AICP (she/her/hers)
PRINCIPAL PLANNER, Subdivisions

From: Erica G. Aguirre <EAguirre@planning.lacounty.gov>
Sent: Thursday, November 14, 2024 3:13 PM
To: victorwu2009@gmail.com; EGL <mail@egl88.com>
Cc: Jessie Wu <jessiewu28@gmail.com>; Kamen Lai <kamenelite@yahoo.com>
Subject: Re: Posting Instructions for PRJ2020-000463

Hello Sheila,

The A-1 Zone, which limits uses to single-family development; multi-family development (e.g. apartment buildings for rent) are not allowed in A-1 through R-1. A townhome design could work with a Conditional Use Permit ("CUP"). In this scenario a lot tie could be adequate, but you would also need the CUP. See Table 22.16.030-B (Principal Land Uses - https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV3ZO_CH22.16AGOPSPREREWAZO_22.16.030LAUSREZOW

(We allow condos that look like single-family residences as part of the subdivision as originally proposed/reviewed.)

The currently proposed detached 4-unit rental design in the A-1 Zone is only possible as a lease project subdivision. See Section 21.08.090 (Lease project) - https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT21SU_CH21.08DE_21.08.090LEPR

Does this answer your question?

ERICA G. AGUIRRE, AICP(she/her/hers)
PRINCIPAL PLANNER, Subdivisions

From: Hank Jong <mail@egl88.com>

Sent: Thursday, November 14, 2024 12:55 PM

To: victorwu2009@gmail.com <victorwu2009@gmail.com>; Erica G. Aguirre <EAguirre@planning.lacounty.gov>

Cc: Jessie Wu <jessiewu28@gmail.com>; Kamen Lai <kamenelite@yahoo.com>

Subject: Re: Posting Instructions for PRJ2020-000463

CAUTION: External Email. Proceed Responsibly.

Hi Erica,

From what I know, tentative map is not necessary if the propose is for rental. If Victor wants to proceed as rental units we probably don't even need to proceed with tentative map and final map, probably just a lot-tie certificate. Can you check and advise.

Thank you,

Sheila

EGL
11819 Goldring Rd, Unit A
Arcadia, CA 91006
(626) 263-3588

On Thursday, November 14, 2024 at 11:25:03 AM PST, Erica G. Aguirre <eaguirre@planning.lacounty.gov> wrote:

Hello Sheila and Victor,,

Per our conversation, please remove references of "condominiums" or "HOA" from the tentative/exhibit maps, attached. I've added small notes throughout. Instead, these should say:

For Lease Only Project

4 Detached Rental Units

This is pursuant to this code section:

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT21SU_CH21.08DE_21.08.090LEPR for Lease Projects (Section)

Please let me know when you are ready to resubmit.

Thank you,

ERICA G. AGUIRRE, AICP (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

From: Hank Jong <mail@egl88.com>

Sent: Tuesday, November 12, 2024 1:13 PM

To: victorwu2009@gmail.com

Cc: Jessie Wu <jessiewu28@gmail.com>; Kamen Lai <kamenelite@yahoo.com>; Erica G. Aguirre <EAguirre@planning.lacounty.gov>

Subject: Re: Posting Instructions for PRJ2020-000463

CAUTION: External Email. Proceed Responsibly.

Victor,

Please respond Erica soon.

Sheila

EGL

11819 Goldring Rd, Unit A

Arcadia, CA 91006

(626) 263-3588

On Tuesday, November 12, 2024 at 09:00:30 AM PST, Erica G. Aguirre <eaguirre@planning.lacounty.gov> wrote:

I called (323) 578-2688 and left a message.

ERICA G. AGUIRRE, AICP (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

From: Erica G. Aguirre
Sent: Tuesday, November 12, 2024 8:09 AM
To: EGL <mail@egl88.com>
Cc: victorwu2009@gmail.com; Jessie Wu <jessiewu28@gmail.com>; Kamen Lai <kamenelite@yahoo.com>
Subject: RE: Posting Instructions for PRJ2020-000463

Also, what is the best phone number to call?

Note: For future reference, the best way to contact me is via email. I will be in HQ today and my phone number is below.

ERICA G. AGUIRRE, AICP (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6433 • **Direct: (213) 893-7020**
Email: eaguirre@planning.lacounty.gov

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



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From: Erica G. Aguirre <EAguirre@planning.lacounty.gov>
Sent: Tuesday, November 12, 2024 7:31 AM
To: EGL <mail@egl88.com>
Cc: victorwu2009@gmail.com; Jessie Wu <jessiewu28@gmail.com>; Kamen Lai <kamenelite@yahoo.com>
Subject: Re: Posting Instructions for PRJ2020-000463

Hello Sheila.

I will call today. Was the on-site posting not carried out? Please confirm.

ERICA G. AGUIRRE, AICP(she/her/hers)

PRINCIPAL PLANNER, Subdivisions

From: Hank Jong <mail@egl88.com>

Sent: Monday, November 11, 2024 11:37:24 AM

To: Erica G. Aguirre <EAguirre@planning.lacounty.gov>

Cc: victorwu2009@gmail.com <victorwu2009@gmail.com>; Jessie Wu <jessiewu28@gmail.com>;
Kamen Lai <kamenelite@yahoo.com>

Subject: Fw: Posting Instructions for PRJ2020-000463

CAUTION: External Email. Proceed Responsibly.

Hi Erica,

Please see owner's response below, he wants to clear this affordable units before proceed to the hearing. Can you respond his voice mail or let him know if there is an option.

Thank you,

Sheila

EGL

11819 Goldring Rd, Unit A

Arcadia, CA 91006

(626) 263-3588

----- Forwarded Message -----

From: Victor Wu <victorwu2009@gmail.com>

To: Hank Jong <mail@egl88.com>

Sent: Saturday, November 9, 2024 at 01:06:12 PM PST

Subject: Re: Posting Instructions for PRJ2020-000463

Hi Hank,

I tried reaching out but only got voicemail each time. I don't think we will go ahead with the current plans as it's not financially reasonable to build under such conditions where we have to give up two units at steep discounts. We would much rather build where there are no contingencies with a mixture of single family homes with ADU's.

Thank you,

Victor

Sent from my iPhone

On Nov 7, 2024, at 12:51 PM, Hank Jong <mail@egl88.com> wrote:

EGL

11819 Goldring Rd, Unit A

Arcadia, CA 91006

(626) 263-3588

----- Forwarded Message -----

From: Erica G. Aguirre <eaquirre@planning.lacounty.gov>

To: victorwu2009@gmail.com <victorwu2009@gmail.com>; EGL <mail@egl88.com>

Sent: Wednesday, November 6, 2024 at 01:49:08 PM PST

Subject: RE: Posting Instructions for PRJ2020-000463

Hello Sheila,

Just want to send you one final reminder re. this onsite posting requirement by this Sunday 11/10/24 at the latest.

Please provide me with proof of posting.

Thank you,

ERICA G. AGUIRRE, AICP (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

From: Erica G. Aguirre <EAguirre@planning.lacounty.gov>
Sent: Tuesday, October 29, 2024 1:43 PM
To: Elizabeth Chaidez <EChaidez@planning.lacounty.gov>; victorwu2009@gmail.com;
EGL <mail@egl88.com>
Subject: Re: Posting Instructions for PRJ2020-000463

Wonderful, thank you!

ERICA G. AGUIRRE, AICP(she/her/hers)

PRINCIPAL PLANNER, Subdivisions

From: Hank Jong <mail@egl88.com>
Sent: Tuesday, October 29, 2024 12:34:17 PM
To: Elizabeth Chaidez <EChaidez@planning.lacounty.gov>; victorwu2009@gmail.com
<victorwu2009@gmail.com>; Erica G. Aguirre <EAguirre@planning.lacounty.gov>
Subject: Re: Posting Instructions for PRJ2020-000463

CAUTION: External Email. Proceed Responsibly.

Elizabeth and Erica,

Well received. We will get back to you once it has posted.

Thank you,

Sheila

EGL

11819 Goldring Rd, Unit A

Arcadia, CA 91006

(626) 263-3588

On Monday, October 28, 2024 at 05:57:59 PM PDT, Erica G. Aguirre <eaquirre@planning.lacounty.gov> wrote:

Thank you, Elizabeth.

Please confirm receipt of these posting instructions, Sheila.

ERICA G. AGUIRRE, AICP(she/her/hers)

PRINCIPAL PLANNER, Subdivisions

From: Elizabeth Chaidez <EChaidez@planning.lacounty.gov>

Sent: Monday, October 28, 2024 5:46:37 PM

To: EGL <mail@egl88.com>; victorwu2009@gmail.com <victorwu2009@gmail.com>

Cc: Erica G. Aguirre <EAguirre@planning.lacounty.gov>

Subject: Posting Instructions for PRJ2020-000463

Dear Applicant

A public hearing has been scheduled for the above-referenced project. Please see attached documents for the date and time.

Please post the attached notice of public hearing not less than THIRTY (30) DAYS PRIOR to the public hearing in conformance with the specifications below. Failure to post the notice of public hearing as specified will cause the public hearing to be continued or rescheduled to a subsequent date, and a rehearing fee may be assessed pursuant to [County Code Section 22.250.010](#).

Hearing Notice Sign Posting Checklist

Sign: A poster for the hearing notice sign can be downloaded at https://planning.lacounty.gov/wp-content/uploads/2023/05/hearing_notice_poster.pdf (**enlarge to comply with the required size**). If the online poster template is not used, please ensure the sign complies with the following specifications:

- a. Size: Dimension of sign(s) shall be two feet (2') in width by three feet (3') in length.
- b. Height: Sign(s) shall be placed not less than four feet (4') or higher than six feet (6') above ground level.
- c. Colors: Black letters on white background.
- d. Content and Lettering: Major block style letters three inches (3") in height shall state: "NOTICE OF HEARING." Minor letters one and one-half inches (1½") in height shall specify the case number and **"FOR INFORMATION CALL (213) 974-6411"**. A copy of the enclosed notice of hearing and vicinity map shall be securely affixed to the sign.
- e. Materials: Signs(s) shall be cardboard. Sign(s) shall have plywood backing and be affixed to a wooded stake(s), except for sign(s) located within structures (such as in a storefront window).

The following standards shall apply **to all properties within the boundaries of the Antelope Valley Area Plan with 100 or more feet of street frontage.**

- a. Size: Dimension of sign(s) shall be eight feet (8') in width by four feet (4') in length.
- b. Height: Top of sign(s) shall be placed six feet (6') above ground level.
- c. Colors: Black letters on white background.
- d. Content and Lettering: Major block style letters five inches (5") in height shall state: "NOTICE OF HEARING." Minor letters at least three inches (3") in height shall specify the case number and **"FOR INFORMATION CALL (213) 974-6411"**. A copy of the enclosed notice of hearing and vicinity map shall be securely affixed to the sign.
- e. Materials: Sign(s) shall be constructed with ½ inch plywood with three (3) 4" x 4" supporting posts placed at a minimum depth of two feet and with 2" x 4" cross supports, as necessary for stability.

2. **Location:** One sign shall be located on each public road frontage adjoining the proposed project, legible and accessible by foot from said public road(s). If the subject property is not visible from an existing public road, this requirement may be modified by the Director of LA County Planning.

3. **Verification:** Upon completing posting, mail us (a) photograph(s) of the sign(s) and an affidavit stating that the sign(s) have been placed on the subject property in conformity with these requirements. The postmark will be evidence of timely compliance. The affidavit form is located at : https://planning.lacounty.gov/wp-content/uploads/2023/05/cert_of_posting.pdf

4. **Removal of Sign(s):** The sign(s) shall be removed within one week following the last public hearing.

The agenda and hearing package, including the staff report, will be posted on the LA County Planning website at <http://planning.lacounty.gov/case> two weeks prior to the hearing date. Enter the project

number in the search bar at the top right of the webpage to view the case documents.

You should be present or be represented at the hearing. Failure to do so may be construed as a waiver of your right to present further evidence. You will have fifteen (15) minutes to present testimony in support of the application, with an additional ten (10) minutes for responses to issues raised by other speakers. Proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Hearing Officer or Regional Planning Commission will not be included in these time limitations. The Hearing Officer or Regional Planning Commission may impose different time limits depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

If you have any questions regarding this matter, please contact the case planner who is copied on this email.

ELIZABETH CHAIDEZ (She/her/hers)

CASHIER, Operations & Major Projects (OMP)

Email: echaidez@planning.lacounty.gov

Office: (213) 974-6411 Direct : (213) 893-7469

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

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