



PROJECT NUMBER 2019-003515-(1) **HEARING DATE** August 30, 2023

REQUESTED ENTITLEMENT(S)

Tentative Parcel Map No. 82810
(RPPL2019006206)
Environmental Assessment No.
RPPL2019006207

PROJECT SUMMARY

OWNER / APPLICANT

Li Family Property LLC/Eddie Peng

MAP/EXHIBIT DATE

02/22/2022

PROJECT OVERVIEW

To create two single-family lots on 0.53 gross (0.50 net) acres.

LOCATION

153 South Covina Boulevard, La Puente

ACCESS

South Covina Boulevard

ASSESSORS PARCEL NUMBER(S)

8110-007-009

SITE AREA

25,123 square feet/0.53 acre (gross)

21,923 square feet/0.50 acres (net)

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

H9 (Residential 9 - 0-9 dwelling units per net acre)

ZONE

A-1-6,000 (Light Agricultural –6,000 Square Feet
Minimum Required Lot Area)

PROPOSED UNITS

2

MAX DENSITY/UNITS

5

COMMUNITY STANDARDS DISTRICT (CSD)

Avocado Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption – Minor Land Divisions

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 21 and 22 of the Los Angeles County Code:
 - Chapter 21.48 (Minor Land Divisions)
 - Section 22.16.050 (Development Standards for A-1 and A-2)
 - Chapter 22.308 (Avocado Heights CSD)

CASE PLANNER:

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