

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: July 23, 2026

HEARING DATE: August 5, 2026 AGENDA ITEM: 11

PROJECT NUMBER: 2018-002031

PERMIT NUMBERS: Tentative Parcel Map No. 82053 (RPPL2018003003)
Oak Tree Permit No. RPPL2020004299

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 8704 East Broadway, San Gabriel

OWNER: Luong's Investment, LLC

APPLICANT: EGL Associates

PUBLIC MEETINGS HELD: 2 OF 5

INCLUSIONARY HOUSING ORDINANCE (IHO): The Project is not subject to the IHO because the maximum allowable density is less than five units.

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

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 **CONTINUANCE** of Project Number 2018-002031, Tentative Parcel Map No. 82053 and Oak Tree Permit No. RPPL2020004299, without opening the public hearing, to a date certain on October 14, 2026.

Staff recommends the following motion:

RECOMMENDED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE PROJECT NO. 2018-002031, WITHOUT OPENING THE PUBLIC HEARING, TO OCTOBER 14, 2026.

PROJECT DESCRIPTION

A. Entitlements Requested

- **Tentative Parcel Map No. 82053 (RPPL2018003003)** to create two parcels in the R-1 (Single-Family Residential - 5,000 Square Feet Minimum Required Lot Area) Zone ("Project") pursuant to Los Angeles County ("County") Code Chapter 21.48 (Minor Land Divisions).

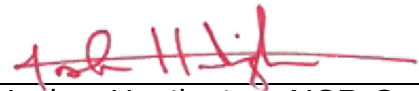
- **Oak Tree Permit No. RPPL2020004299** to authorize the removal of one heritage oak tree in the R-1 Zone pursuant to County Code Chapter 22.174 (OTPs).

B. Recommendation to Continue Item No. 11 without opening the public hearing, to a date certain, October 14, 2026

Staff requests additional time to work with the Los Angeles County Forestry and the applicant to incorporate an alternative project design including a proposed reduced rear yard setback from 25 to 15 feet. This modification would reduce the need for the removal of one heritage oak tree that is in good condition, to an encroachment only. This change would also require an additional request for a **Minor Conditional Use Permit (RPPL2026002690)** to modify the rear-yard setback requirement of the East Pasadena - East San Gabriel Community Standards District. Finally, this continuance also allows time for re-noticing and further consideration of appropriate determinations pursuant to California Environmental Quality Act (CEQA). Additional supplemental materials will be provided closer to the new hearing date.

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director
