

**PROJECT NUMBER**

PRJ2024-002926

HEARING DATE

July 15, 2026

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map ("VTTM") No. 84609
(RPPL2024004342)

Conditional Use Permit ("CUP") No. RPPL2025004147

Administrative Housing Permit ("AHP") No. RPPL2024004343

PROJECT SUMMARY

OWNER / APPLICANT

Roy Nakano / Mark Currington

MAP/EXHIBIT DATE

January 28, 2026

PROJECT OVERVIEW

VTTM for the development of 25 three-story townhome condominiums within five 38-foot-high buildings on a one-acre multi-family lot. The project includes 52 parking spaces total, including a covered, two-car garage for each unit, as well as two uncovered guest parking spaces. The project site is accessible via Fidel Avenue, connecting to two internal 26-foot-wide private driveways and fire lanes (Drives A and B) designed to include a fire turnaround. Other Project features include two common open space areas with 15,681 square feet (37 percent) of landscaping, 41 new trees, and other vegetation, and an internal five-foot-wide pedestrian walkway. The project includes a CUP to allow townhomes that have more than six units in one building. The project includes an AHP for a 20 percent set aside or four for-sale affordable units at a lower Income level (80 percent of the Area Median Income), and a 35 percent density bonus resulting in seven additional units. The AHP includes four waiver requests for reduced front yard setbacks from 20 to seven feet, a reduction in the required number of guest parking spaces from seven to two, an increase in the maximum allowable building height from 35 to 38 feet, and an increase in the side and rear wall heights from six to 10.5 feet. There is one existing single-family residence and a detached two-car garage that will be demolished. The project site does not contain any protected oak trees; all 30 trees on the project site will be removed. The on-site project grading totals 5,480 cubic yards ("cy"), including 2,740 cy of cut and 2,740 cy to be exported off-site.

LOCATION

11627 Fidel Avenue, Whittier

ACCESS

Fidel Avenue

VERY HIGH FIRE HAZARD

No

ASSESSORS PARCEL NUMBER

8026-015-012

SITE AREA

1.0 Net Acre

GENERAL PLAN

Countywide

PLANNING AREA

Gateway

SUP DISTRICT

4th

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)

ZONED DISTRICT

South Whittier-Sunshine Acres

PROPOSED

25 Units

MAX DENSITY/UNITS

18 Units

APPLICABLE STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Statutorily Exempt per AB 130 Public Resources Code 21080.66

KEY ISSUES

- Consistency with the General Plan, and the Subdivision Map Act
- Satisfaction with the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Chapter 21.38 (Vesting Tentative Maps)
 - Section 22.18.040 (Development Standards for Residential Zones)
 - Chapter 22.120 (Density Bonus)
 - Section 22.140.660 (Townhouses)
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.166.040 (Administrative Housing Permit)

CASE PLANNER:

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