

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	August 4, 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 eaguirre@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:

In the last report to the Commission dated July 23, 2026, LA County Planning staff ("Staff") recommended a **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. However, the applicant has requested that the hearing be continued to November 18, 2026, because that is the date that works best for him.

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 NOVEMBER 18, 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).

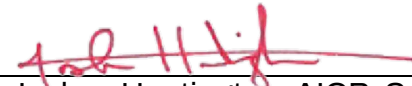
- **Oak Tree Permit No. RPPL2020004299** to authorize the removal of one heritage oak tree in the R-1 Zone pursuant to County Code Chapter 22.174 (OTPs).

B. Recommendation to Continue Item No. 11 without opening the public hearing, to a date certain, November 18, 2026

Staff requests additional time to work with the Los Angeles County Forester 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 a site visit, 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
