

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 2, 2025	
HEARING DATE:	July 16, 2025	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2019-000266	
PERMIT NUMBERS:	Tentative Parcel Map No. 82408 (RPPL2019000531)	
SUPERVISORIAL DISTRICT:	4	
PROJECT LOCATION:	11814 Eagan Drive, South Whittier	
OWNER:	Enrique Vargas	
APPLICANT:	Enrique Lucatero	
PUBLIC MEETINGS HELD:	2 OF 5	
INCLUSIONARY HOUSING ORDINANCE (IHO):	The Project is not subject to the IHO because it does not exceed the baseline of five units.	
CASE PLANNER:	Alejandrina Baldwin, Principal Planner abaldwin@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 **APPROVAL** of Project Number PRJ2019-000266, Tentative Parcel Map No. 82408 (RPPL2019000531), based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE PARCEL MAP NUMBER 82408 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

Tentative Parcel Map No. 82408 ("PM82408") to create one multi-family residential parcel with three detached residential condominium units on 0.4 gross/net acres (15,432 gross/net square feet) ("Project") pursuant to County Code Chapter 21.48 (Minor Land Divisions).

B. Project

PM82408 and Exhibit Map dated February 26, 2025, is a request to create one multi-family parcel with three detached condominium units on 0.4 gross acres (15,432 gross square feet) ("Project Site"). Each proposed unit is two stories and a maximum of 24 feet in height. All units will have the same floor plan and provide four bedrooms as well as other living spaces. The first floor has an attached two-car garage, one bedroom, two bathrooms, living room, dining room, and kitchen. The second floor has three bedrooms and two bathrooms.

The Project includes a 20-foot-high front yard setback area, a 15-foot-wide rear yard setback area, a five-foot-wide southern side yard setback, and a northern side yard setback area that ranges from about 40 to 68 feet; the detached units have an 11-foot-wide building separation. The northern side yard includes a landscaped area and a covered patio as common space. Spaces between each unit are also common areas, as the units do not have their own designated private yards. There is a five-foot-wide walkway within the northern side yard setback area that wraps around the interior of the Project Site and connects to a front yard pedestrian entrance gate. The 26-foot-wide private driveway and fire lane will not be gated and will provide access from Eagan Drive, a 60-foot-wide public street, to each two-car garage. The Project includes approximately 75 feet of street frontage along Eagan Drive. Guest and bicycle parking spaces are not required nor provided. A shared trash enclosure is also not required nor provided.

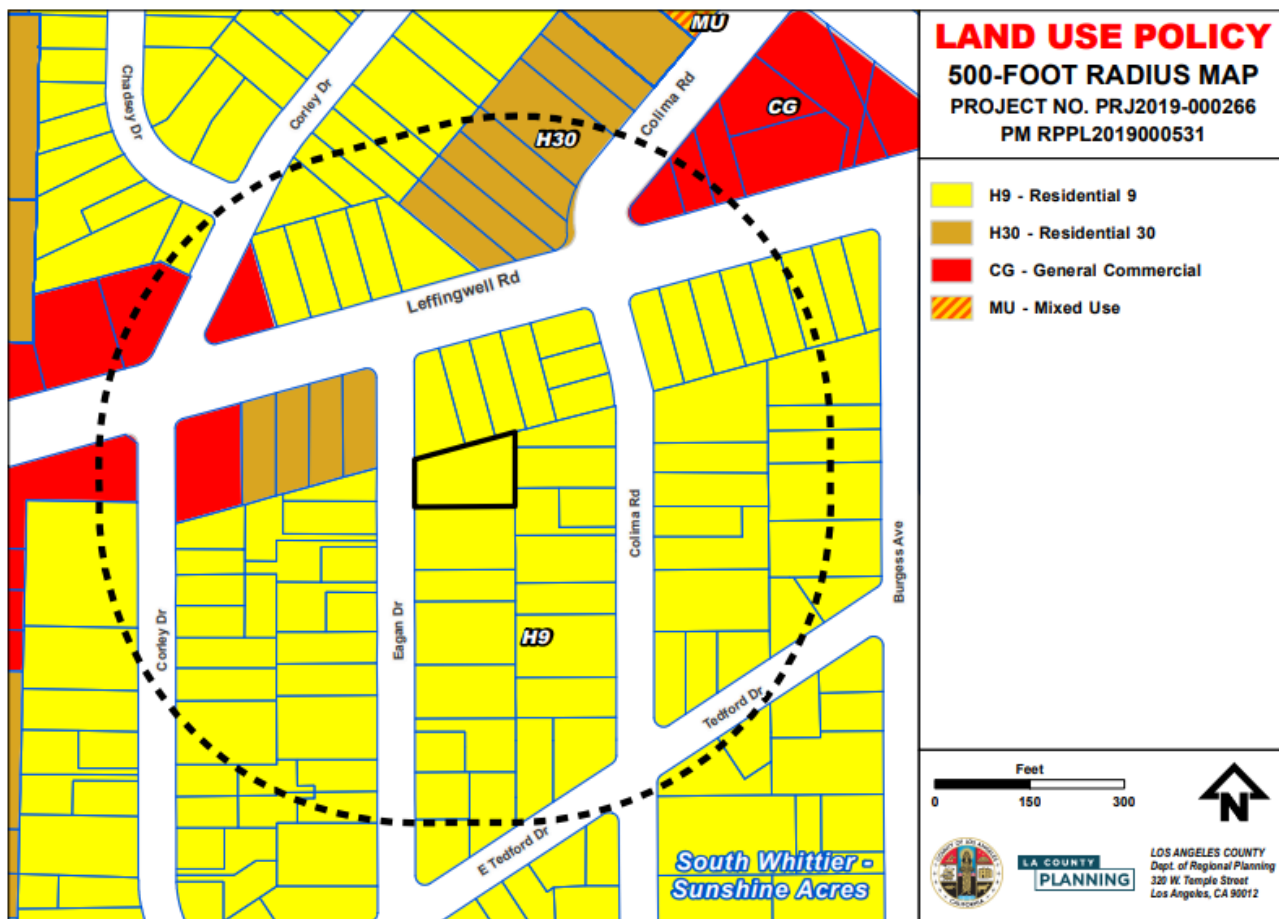
The entrances of all the units face the internal private driveway and fire lane to the north, adjacent to the attached two-car garages. Unit No. 1, which is closest to Eagan Drive, has a street-facing façade that includes architectural features that resemble a front entrance off of Eagan Drive. Three trees will be planted within the 20-foot-wide front yard area, and three trees will be planted within the open space area on the northern side of the private driveway and fire lane on the northern portion of the Project Site, for a total of six new trees. A 3.5-foot-high retaining wall is proposed within the front yard setback area. This wall is set back from the front property line and will have landscaping on the property line side of the wall. The existing six-foot wooden fence along the north side property line and the six-foot chain link fence along the front yard setback area will be removed. A new six-foot wooden fence will be placed along the north and east property lines. The existing accessory structures in the rear yard setback area will also be

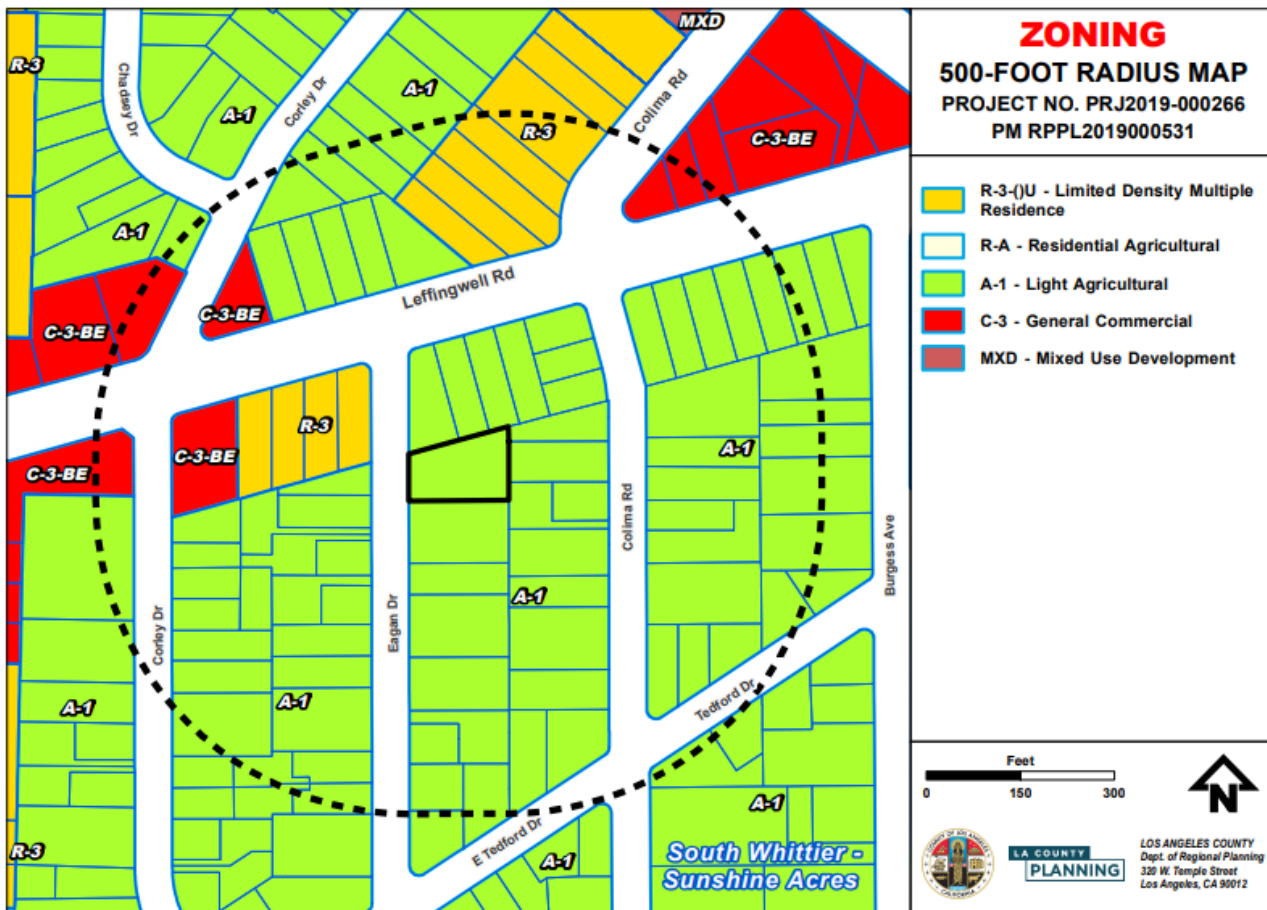
removed prior to final map approval. Project grading includes 1,089 cubic yards ("cy") of cut, 0.1 cy of fill, and 1,089 cy of export. The parcel is slightly sloped at the front and fairly flat throughout.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9 - 0 to 9 Dwelling Units Per Net Acre)	A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)	Accessory structures
NORTH	H9	A-1	Single-Family Residences ("SFRs")
EAST	H9	A-1	SFRs
SOUTH	H9	A-1	SFRs
WEST	H9	A-1	SFRs





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1949_1	A-1	September 12, 1927
3919	A-1	August 19, 1941

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPPL2017010922	Pre-Application-Counseling	January 25, 2018

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
None		

ANALYSIS

A. Land Use Compatibility

The Project Site is trapezoid-like in shape and sloped within the front yard setback area. The Project Site is located within an urban area with parcels with similar shape and topography. The Project's proposal of three detached residential units is compatible with the H9 land use category intended for detached residences. The Project's surrounding community is also in the same H9 land use designation and developed with similar detached residences. The Project blends in with the surrounding neighborhood, as the front unit has a street-facing façade. The Project provides an internal 26-foot-wide private driveway and fire lane that is similar to that of neighboring parcels with two or more detached units. The Project will increase the number of trees in the neighborhood in a similar pattern to what is currently existing, with trees within the front and side yard setback areas. The Project's open area on the northern portion of the Project Site will be next to the rear yard of the adjacent parcel to the north and will be compatible with the development pattern of the neighborhood. The Project will also continue to provide access to the public right-of-way that includes paved sidewalks and that will be enhanced by the Project's landscaping. The Project's pedestrian entrance will be gated; however, the private driveway and fire lane will remain ungated.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project includes on-site vehicle parking for each residential unit within an attached two-car garage. The Project's vehicular access will not be gated and will provide internal circulation through a 26-foot-wide private driveway and fire lane and a pedestrian five-foot-wide walkway that enhances pedestrian safety. The Project includes three detached units, within the maximum allowable density, providing additional needed housing in an existing urbanized community near existing commercial uses, services, and schools. The Project will also include open areas that will be landscaped and be required to plant six trees, thus adding vegetation and shading to the existing undeveloped parcel. The Project will develop a 3.5-foot-high retaining wall along the front yard to retain the small slope. The retaining wall will be screened with vegetation and further enhance the sidewalk along the Project Site frontage.

C. Design Compatibility

During review of the Project, staff requested several design revisions, including an internal pedestrian walkway to provide access throughout the Project Site and to the open areas as well as direct access to each unit. The front unit facing Eagan Drive has also been modified to provide

architectural features that face Eagan Drive to help engage the public street and visually highlight the front unit's entrance. Similar to neighboring parcels, the Project will provide the required setbacks of 20 feet in the front, 15 feet in the rear, and a minimum of five feet on the sides. The Project will develop a 3.5-foot-high retaining wall in the front yard setback and a six-foot wooden fence along the north and east property lines that will blend in with other similar walls and fences in the neighborhood. The Project's design blends in with the existing neighborhood with other parcels with similar slopes and topography. The Project proposes building heights of two stories and 24 feet, similar to the heights of surrounding SFRs. The Project provides street frontage of 75 feet and exceeds the average frontage of parcels on the same block. The proposed residential units will be detached, similar in size and bulk to those surrounding the Project Site.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

HOUSING ACCOUNTABILITY (“HAA”) AND HOUSING CRISIS (“SB330”) ACTS

The HAA applies to this Project. The HAA limits a local government's ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, Zoning, and development standards.

The HAA limits a local government's ability to deny, down-size, or render infeasible housing development projects, both affordable and market-rate units. According to the California Department of Housing and Community Development's, Housing Accountability Act Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development infeasible if it complies with applicable, objective general plan and zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

- 1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).

- 2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys' fees and could result in substantial fines against the County in a successful court action. A court must award attorneys' fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of \$10,000 per housing unit proposed by the Project. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disproving housing development projects.

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took effect on January 1, 2020, and under SB 8 (effective January 1, 2022), will extend to January 1, 2030. See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of publicly held meetings do not exceed the five-meeting limit. As of January 1, 2020, two meetings occurred on the following dates:

- One Subdivision Committee Meeting on September 10, 2020.
- One Regional Planning Commission Hearing held on July 16, 2025.

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. The Project is within the East Los Angeles Gateway Submarket area and the scope of the Project falls outside the applicability of the IHO because the Project proposes fewer than five units. The Project Site does not have a primary use and is developed with two accessory structures and fencing that will be demolished. The Project has not had a primary land use for more than five years and, therefore, is not subject to the County's Affordable Housing Replacement requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Government Code Section 66474 (Grounds for denial of tentative or parcel map). The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies as a Class 1 (Existing Facilities) and Class 15 Categorical Exemption (Minor Land Divisions) under State CEQA Guidelines Section 15315 because the Project involves the subdivision of one parcel that is within an urbanized area zoned for residential uses, and will create one multi-family lot with three detached residential condominium units. The Project Site has no primary use and only two existing small, detached accessory structures and fencing that will be demolished. The Project conforms to the General Plan, and no variances or exceptions are required. The Project Site has access to a public right-of-way and existing services such as sewer and water. The Project Site was not involved in a subdivision of a larger parcel. Additionally, the Project is not on a list maintained by the California Department of Toxic Substance Control and Regional Water Quality Control Board and does not contain any registered historic resources. The Project is not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances or cumulative impacts. The Project Site is not in an environmentally sensitive area and there are no exceptions to the exemption. Therefore, staff recommends that the Regional Planning Commission determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The LA County Subdivision Committee consists of representatives from LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health. Based on tentative map and exhibit map dated February 26, 2025, the Subdivision Committee cleared the Project for public hearing.

B. Other Agency Comments and Recommendations

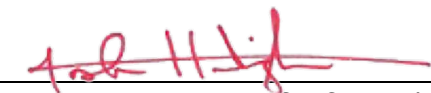
Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susie Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Tentative and Exhibit Map dated February 26, 2025
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos

SCALE: 1"=30'

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
2/26/25
TENTATIVE MAP PM84343MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 82408
FOR CONDOMINIUM PURPOSES ONLY
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIALOT 138 OF TRACT 10100, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP RECORDED IN
BOOK 146, PAGES 14-18, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UTILITIES SERVICES

ELECTRICITY: SOUTHERN CALIFORNIA EDISON 800-990-7788
TRASH: REPUBLIC SERVICES 800-299-4898
WATER: CITY OF WHITTIER WATER SERVICES (562) 567-9530
CITY OF WHITTIER SEWER SERVICES (562) 567-9500
CABLE TV: FRONTIER INTERNET SERVICES 1-877-619-6198

ZONING

EXISTING: ZONE A-1 LIGHT AGRICULTURAL
PROPOSED USE: SINGLE FAMILY RESIDENCE

LOT AREA

NET: 15432 SQFT = 0.354 ACRES
GROSS: 15432 SQFT = 0.354 ACRESSINCE THERE ARE NO EXISTING OR PROPOSED
EASEMENTS THE GROSS AREA IS EQUAL TO
THE NET AREA.

ASSESSOR PARCEL NO.

8031-026-021

LEGAL DESCRIPTION

LOT 138 OF TRACT NO. 10100
M.B. 146-14-18

LAND USE

H9 - URBAN RESIDENTIAL

NOTE

TOPOGRAPHIC & BOUNDARY
SURVEY PERFORMED BY:

RAY LOMBERA L.S. 7740

RAY LOMBERA & ASSOCIATES
135 S. JACKSON ST. # 202
GLENDALE, CA 91205

BENCHMARK

LA COUNTY BM= BY7005
L & NAIL IN E. CURB VALLEY
VIEW AVE. 12' S-O BCR.
ELEVATION= 164.56 FT.

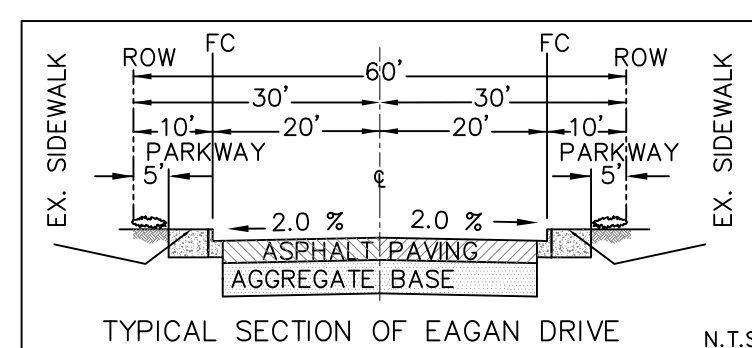
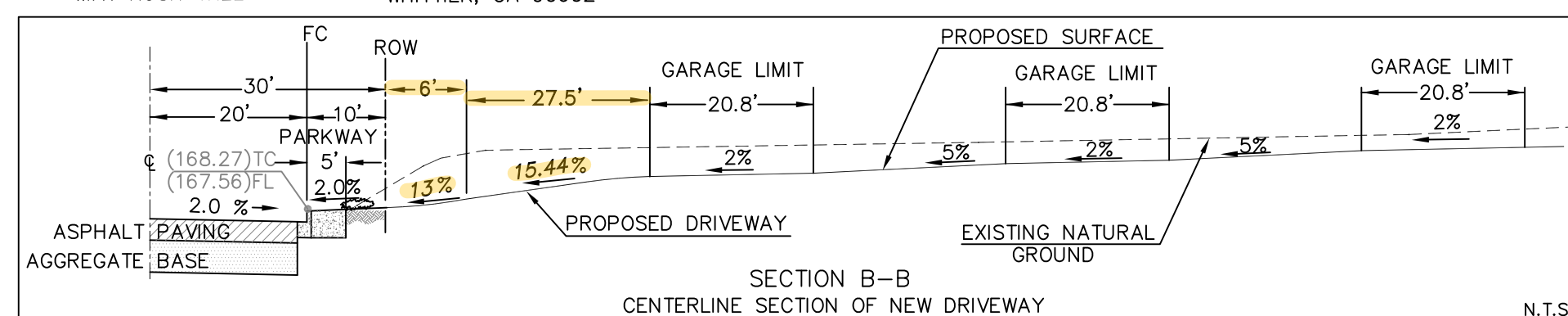
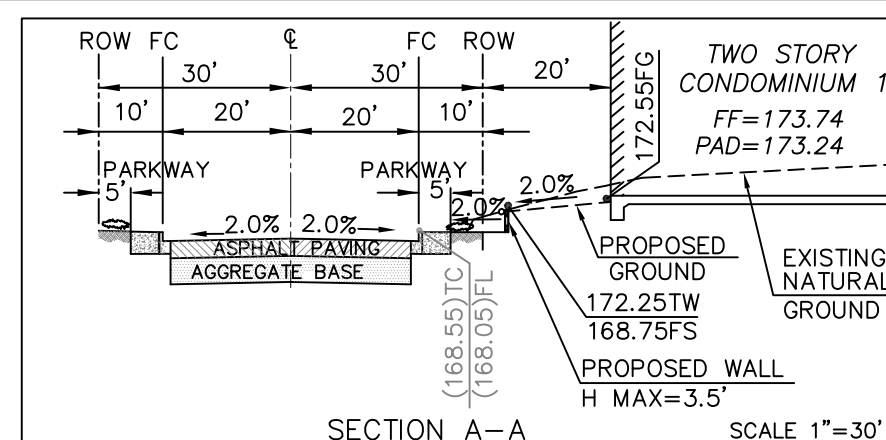
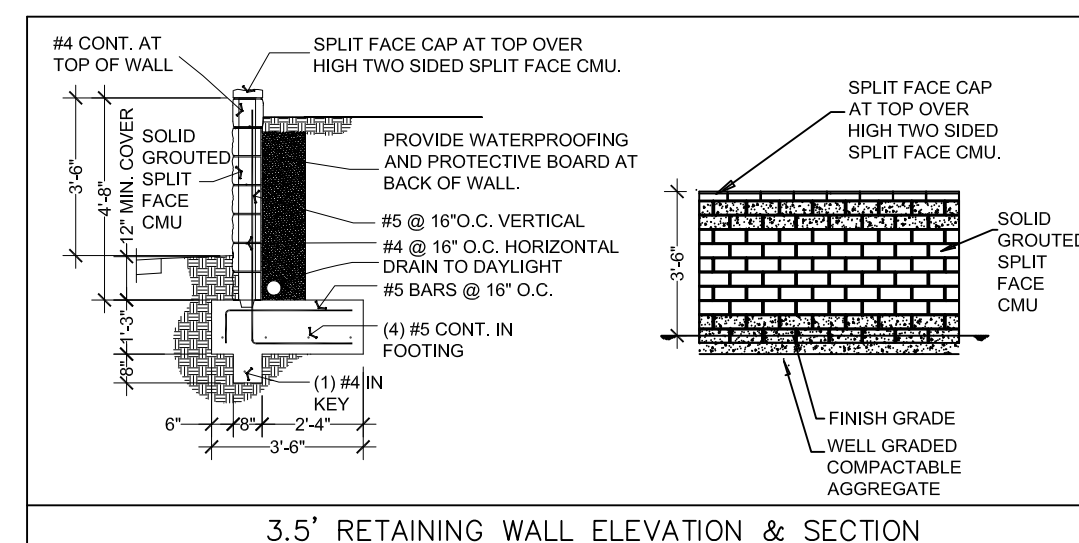
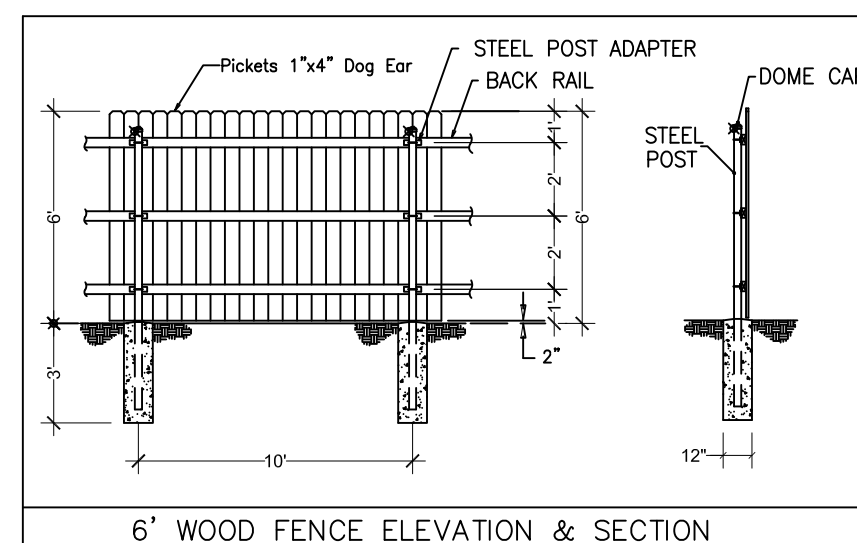
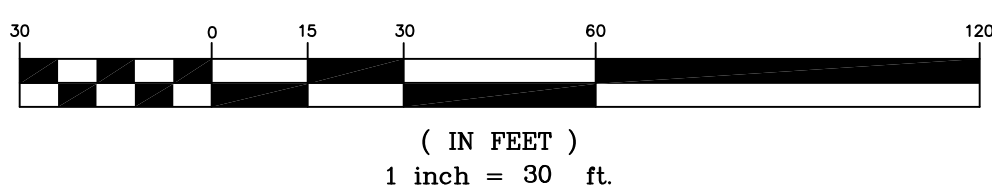
EARTHWORK

CUT: 1088.95 CY
FILL: 0.10 CY
EXPORT: 1088.85 CY
EXPORT SITE: SAVAGE CANYON LANDFILL
(562) 698-1223
13919 PENN ST
WHITTIER, CA 90602

LEGEND

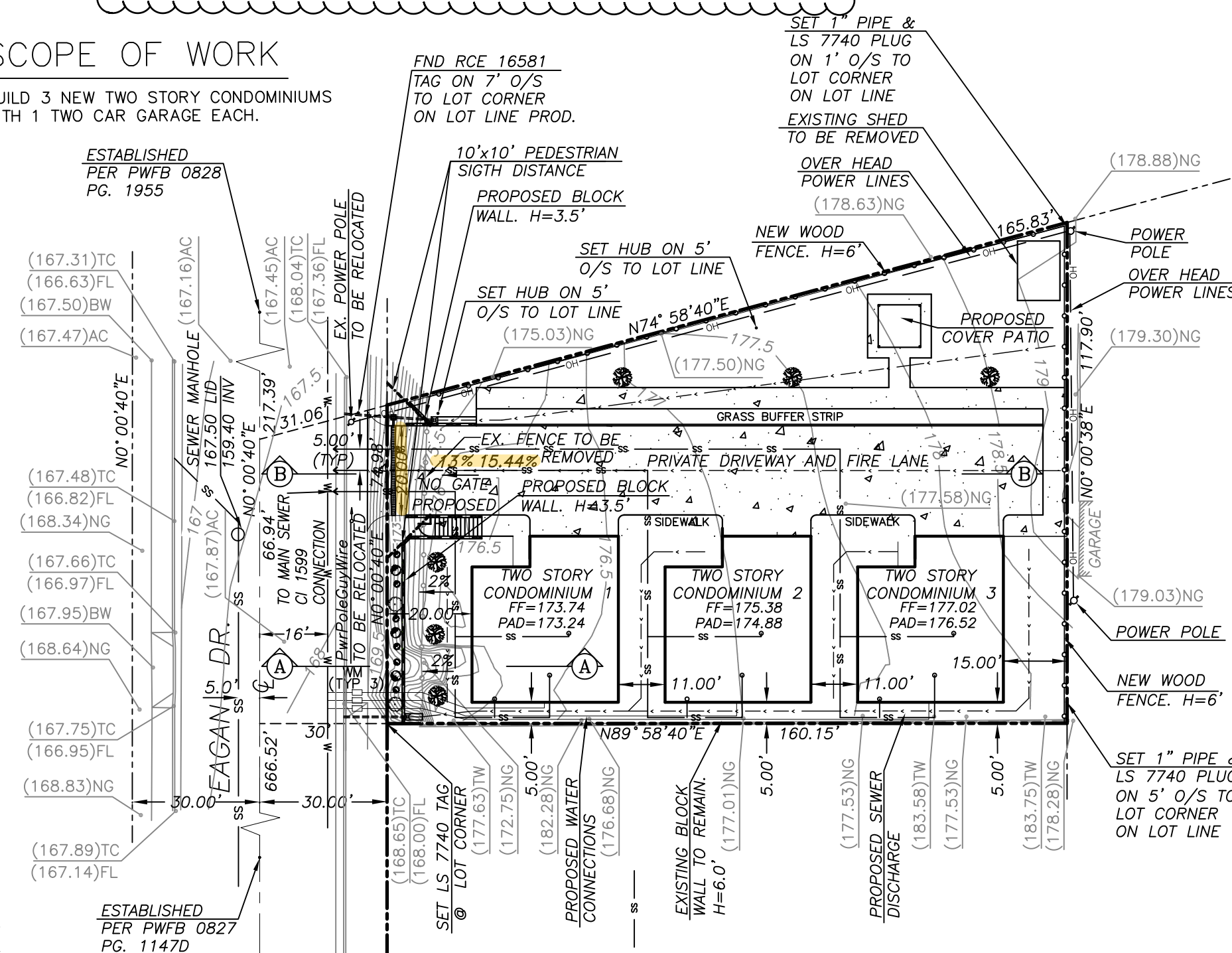
NG	NATURAL GROUND
AC	PAVEMENT
FS	FINISH SURFACE
TC	TOP OF CURB
(75.28)	EXISTING ELEVATION
CL	CENTER LINE
PL	PROPERTY LINE
WM	WATER METER
BW	BACK OF WALK
SW	SIDEWALK
TC	TOP OF CURB
EG	EDGE OF GUTTER
PP	POWER POLE
WL	WATER LINE
SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR
CONC	CONCRETE
○	SANITARY SEWER MANHOLE
—○—	CHAIN LINK FENCE
□ WM	WATER METER
—○—	POWER POLE
—178—	CONTOUR LINE
—■—	CATCH BASIN
—■—	TRENCH DRAIN
—OH—	OVER HEAD POWER LINE
—CL—	CENTERLINE
—PL—	PROPERTY LINE
—SS—	FLOW LINE
—SS—	8" VCP SEWER LINE
—W—	4" WATER LINE
—■—	CONCRETE BLOCK WALL
—■—	AMERICAN ELM TREE
—○—	PRUNUS MAACKII AMUR
—○—	CHOKECHERRY TREE
—○—	HEX VOMITORIA YAUPON
—○—	HOLLY TREE
—○—	LOMANDRA LONGIFOLIA
—○—	MAT RUSH TREE

GRAPHIC SCALE



NOTE: DRAINAGE IMPROVEMENTS NOT TO BE MAINTAINED BY LACFCD.

SCOPE OF WORK

BUILD 3 NEW TWO STORY CONDOMINIUMS
WITH 1 TWO CAR GARAGE EACH.

NOTE

1. THE SITE IS EMPTY. NO OAK TREES ON SITE. PROJECT DESCRIPTION: PROPOSED BUILD 3 NEW TWO STORY CONDOMINIUMS WITH 1 TWO CAR GARAGE EACH.
2. DIMENSIONS SHOWN ON THIS MAP MAY CHANGE UPON FIELD SURVEY OF THE AREA FOR THE FINAL MAP.
3. ALL UTILITIES SHOWN ON THIS MAP WERE GATHERED FROM AVAILABLE INFORMATION FROM THE DEPARTMENT OF PUBLIC WORKS OF LOS ANGELES COUNTY, CIVIL LAND ENGINEERS, IS NOT IN ANY WAY IMPLYING TO THE ACTUAL LOCATION OF SUCH UTILITIES SHOWN HEREON, CONTRACTOR SHALL OBTAIN EXACT UNDERGROUND LOCATION FROM UNDERGROUND SERVICE ALERT TELEPHONE # (811)
4. A WILL SERVE LETTER WILL BE SUBMITTED FROM THE WATER PURVEYOR BEFORE TENTATIVE MAP APPROVAL.
5. A NOTE WILL BE PLACE ON THE FINAL MAP INDICATING THAT THIS MAP IS APPROVED FOR CONDOMINIUMS PURPOSES AND THAT ALL COMMON AREAS AND SPACE OF UNITS WILL BE SHOWN ON THE FINAL MAP.
6. UPON APPROVAL OF TENTATIVE MAP, THE FINAL MAP WILL BE PREPARED FOLLOWING THE ESTABLISHED STATE OF CALIFORNIA SUBDIVISION MAP ACT AND LOCAL APPROVED ORDINANCES. THIS MAP IS NOT A FINAL MAP, ALL ISSUES PERTAINING TO FINAL MAP WILL BE ADDRESS ON THE FINAL MAP.
7. A HOMEOWNERS ASSOCIATION WILL BE FORMED AND WILL BE RESPONSIBLE FOR PRIVATE DRIVEWAY AND FIRE LANE MAINTENANCE.
8. NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS

MAP PREPARED BY:

CIVIL LAND ENGINEERS

CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
12109 WOODRUFF AVENUE.
DOWNEY, CALIFORNIA. 90241
Ph: (562) 622-6927 Fax: (562) 622-8657

PROJECT ADDRESS:

11814 EAGAN DR
WHITTIER, CA 90604

OWNER:

ENRIQUE VARGAS
13149 ROSECRANS AVE.
SANTA FE SPRING, CA 90670
(323)-353-4989

11814 Eagan Dr, Whittier, CA 90604

Drawn By: E.H

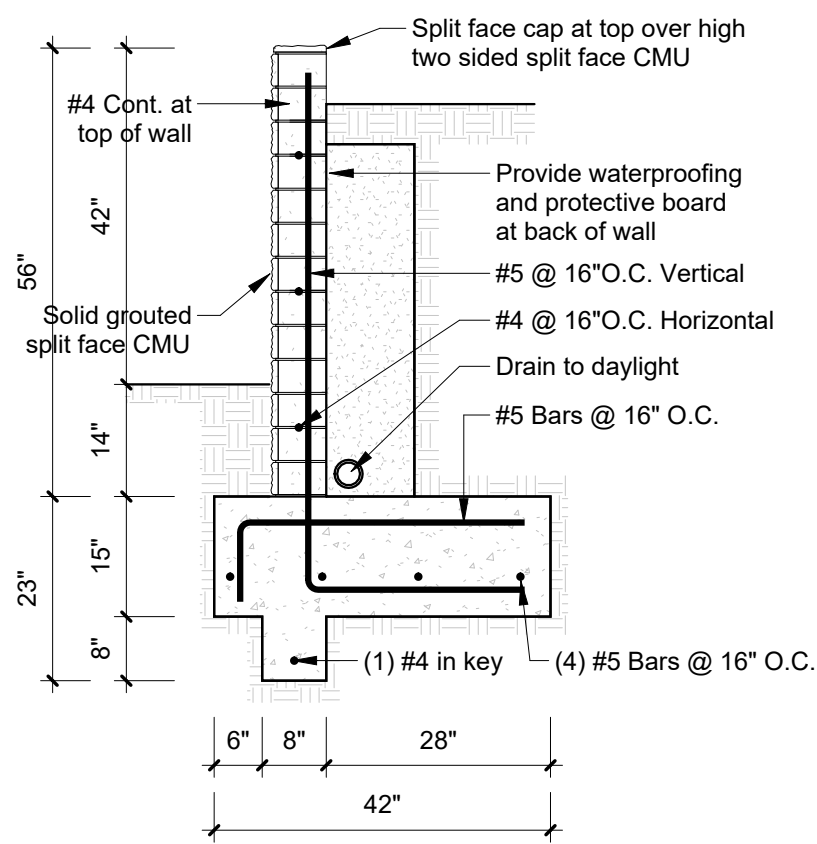
Cover Page

Siteplan Legend

	Proposed Structures
	Grass Landscape
	Mulch Landscape
	Concrete
	Property Line

Tree Schedule

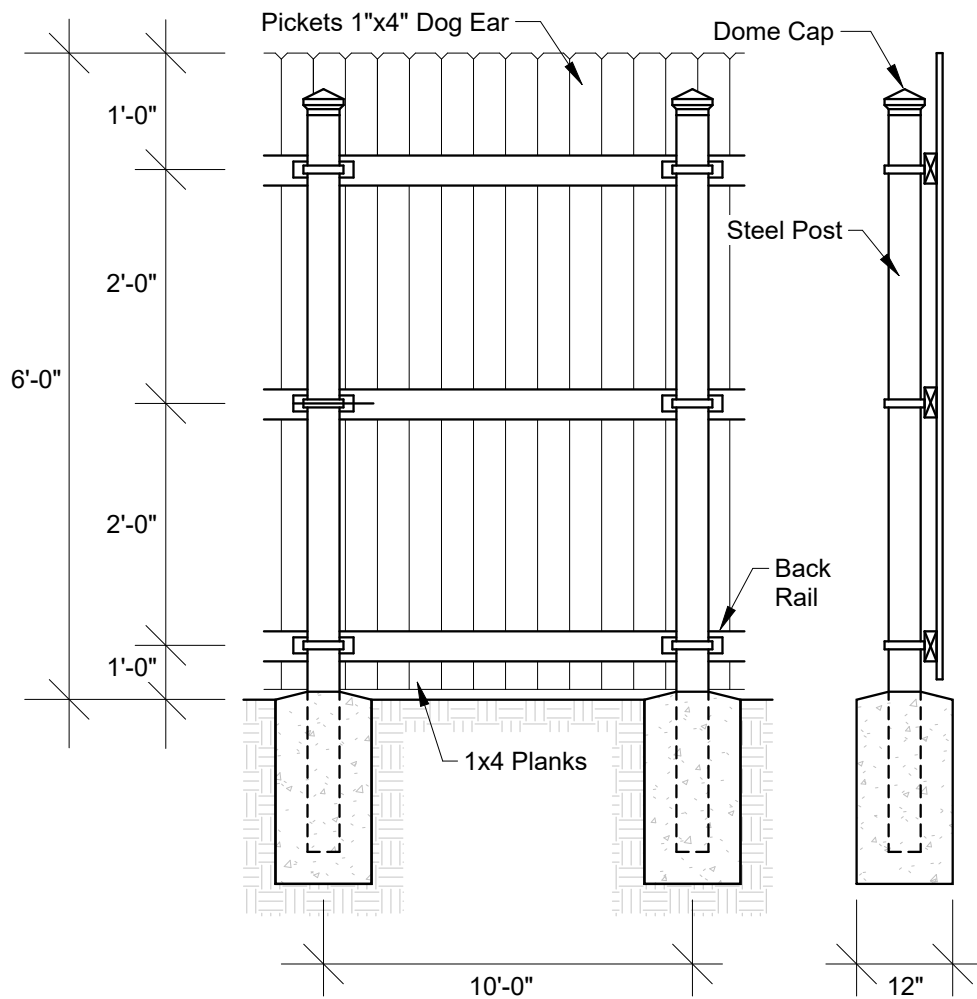
Symbol	Description	Qty.	Size
	American Elm	6	25 Gal.
	Prunus Maackii	3	3 Gal.
	Hex Vomitoria	8	5 Gal.
	Lomandra Longifolia	11	1 Gal.



D1

3.5' Retaining Wall Section

NTS

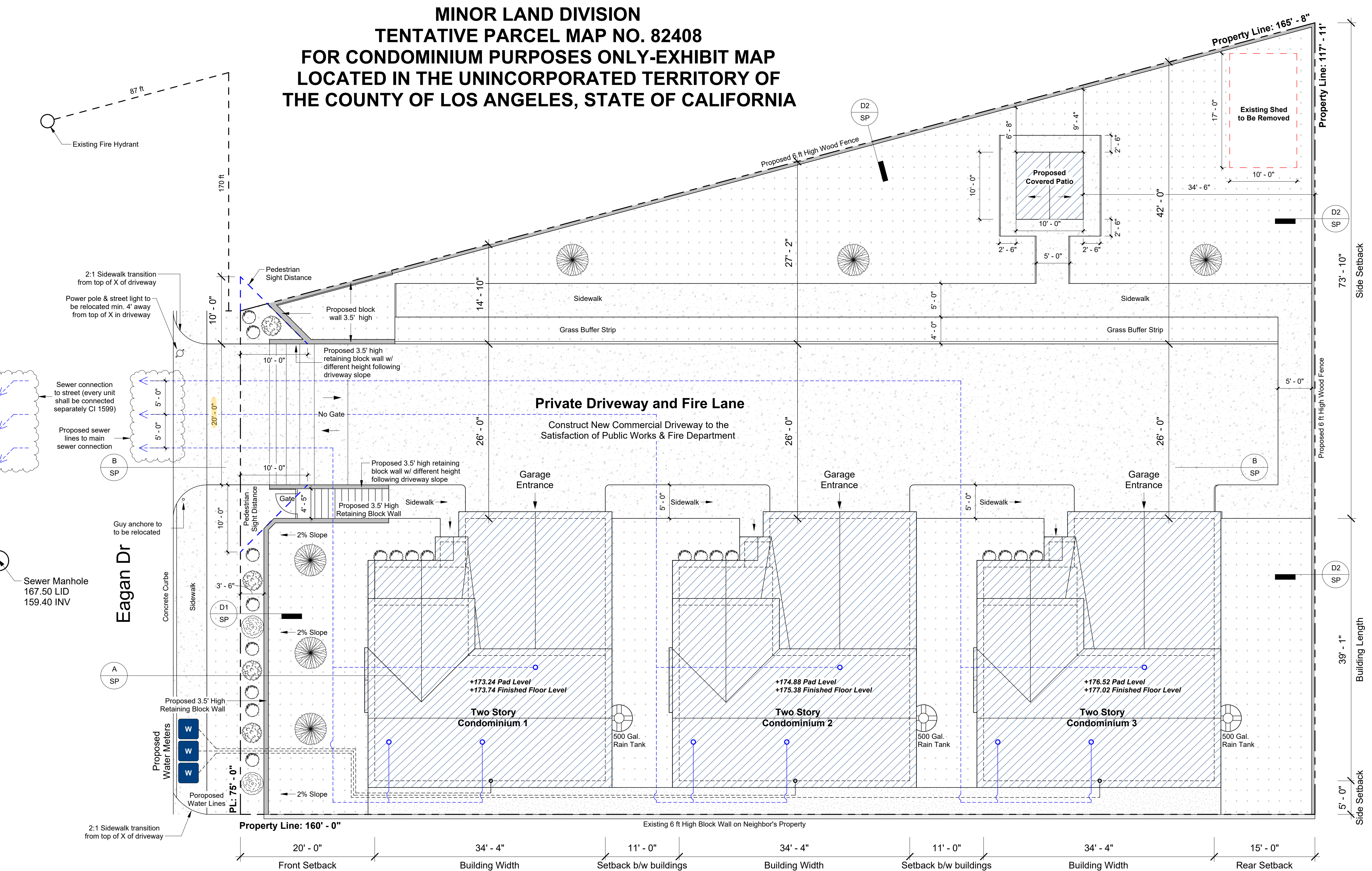


D2

6' Wood fence elevation & Section

NTS

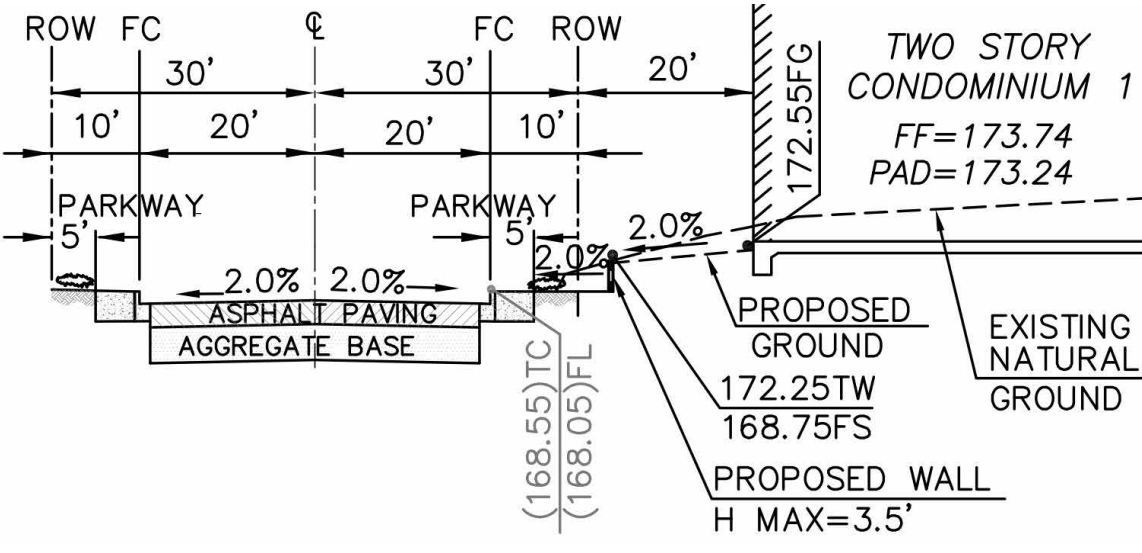
Main Sewer Line Location



Site Plan

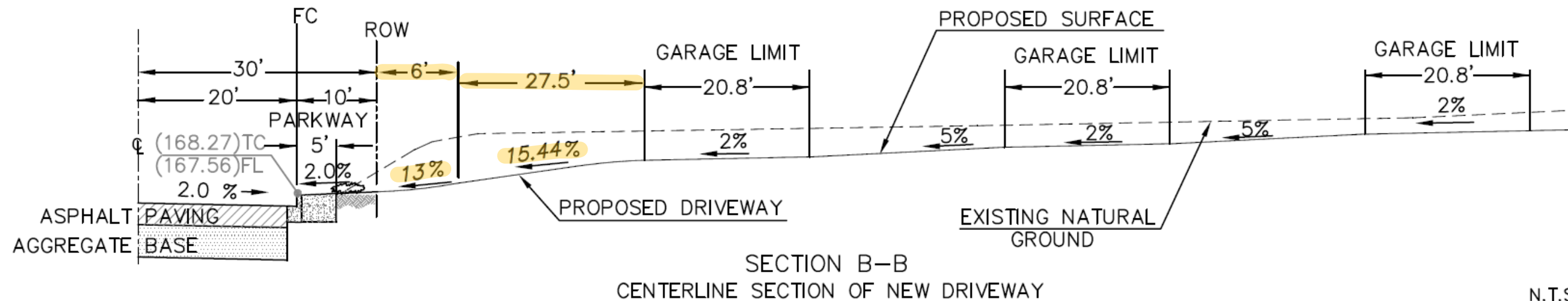
1/8" = 1'-0"

Note: Drainage improvements not to be maintained by LACFCD



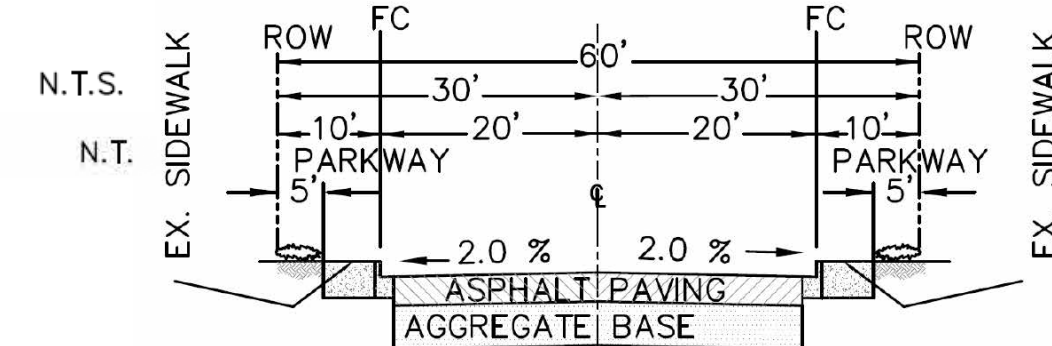
Section A-A

NTS



Section B-B

NTS



Typical Section of Eagan Drive

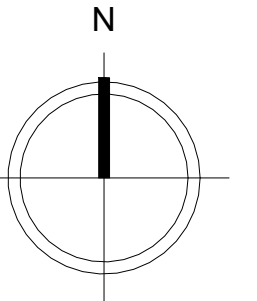
NTS

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
2/26/25
EXHIBIT MAP PM84343

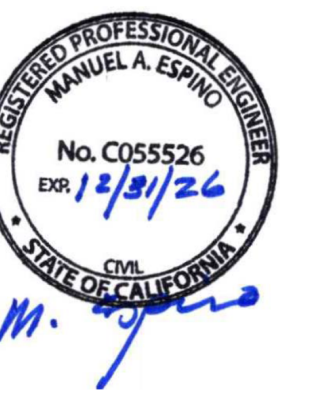
Luctor Company

Phone: (323) 379-4480
Email: luctorco@gmail.com
Web: www.luctorcompany.com

North



Stamp



Project Address:

11814 Eagan Dr
Whittier, CA 90604

Client Name:
Vargas Development

Project Permit Number:

RPPL2019000531PM82408

Project Date:

02-24-2025

Drawn By:

E.H.

SP

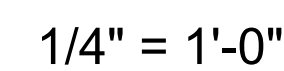
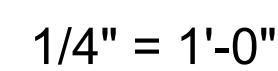
Site Plan

Phone: (323) 379-4480
Email: luctorco@gmail.com
Web: www.luctorcompany.com

Project Permit Number:
BPPI 20190

Drawn By: E.H.

Floor Plans



Window Schedule				
Mark	Qty.	Description	Width	Height
A	3	Sliding Window	5' - 0"	4' - 0"
B	1	Sliding Window	3' - 6"	4' - 0"
C	3	Sliding Window	3' - 0"	1' - 6"
D	5	Sliding Window	4' - 0"	4' - 0"
E	3	Fixed Vinyl Window	3' - 0"	4' - 0"
F	2	Single Hung Window	3' - 0"	4' - 0"
Door Schedule				
Mark	Qty.	Description	Width	Height
1	2	Exterior Solid Core Door	3' - 0"	6' - 8"
2	7	Single Door	2' - 8"	6' - 8"
3	1		2' - 4"	6' - 8"
4	1	Exterior Glass Sliding Door	6' - 0"	6' - 8"
5	1	Closet Sliding Door	6' - 0"	6' - 8"
6	1	Closet Sliding Door	3' - 2"	6' - 8"
7	2	Closet Sliding Door	4' - 0"	6' - 8"
8	1	Garage Door	16' - 0"	7' - 0"

1. Provide a minimum 12" SQ. access panel to bathtub trap connection except where concealed fixture connections are made without slip joints. Door to be tightfitting and gasketed.
2. Provide a water-saving low-flush water closet. In the new building, provide a water closet that uses a maximum of 1.6 gallons per flush.
3. Hose bibb with backflow preventer.
4. 30" stove with over-the-head microwave with a 30" minimum clearance above the stove.
5. 32" x 21" stainless steel sink with garbage disposal on a separate circuit.
6. Fiberglass tub with shower, shatter-proof enclosure 72" high, water-resistant green board on three walls.
7. 4" diameter dryer vent through wall.
8. 30" x 30" attic/HVAC access to be a tight-fitting, self-closing, and gasketed door, with a 30" minimum headroom.
9. 5/8" type "X" gypsum board on both sides.

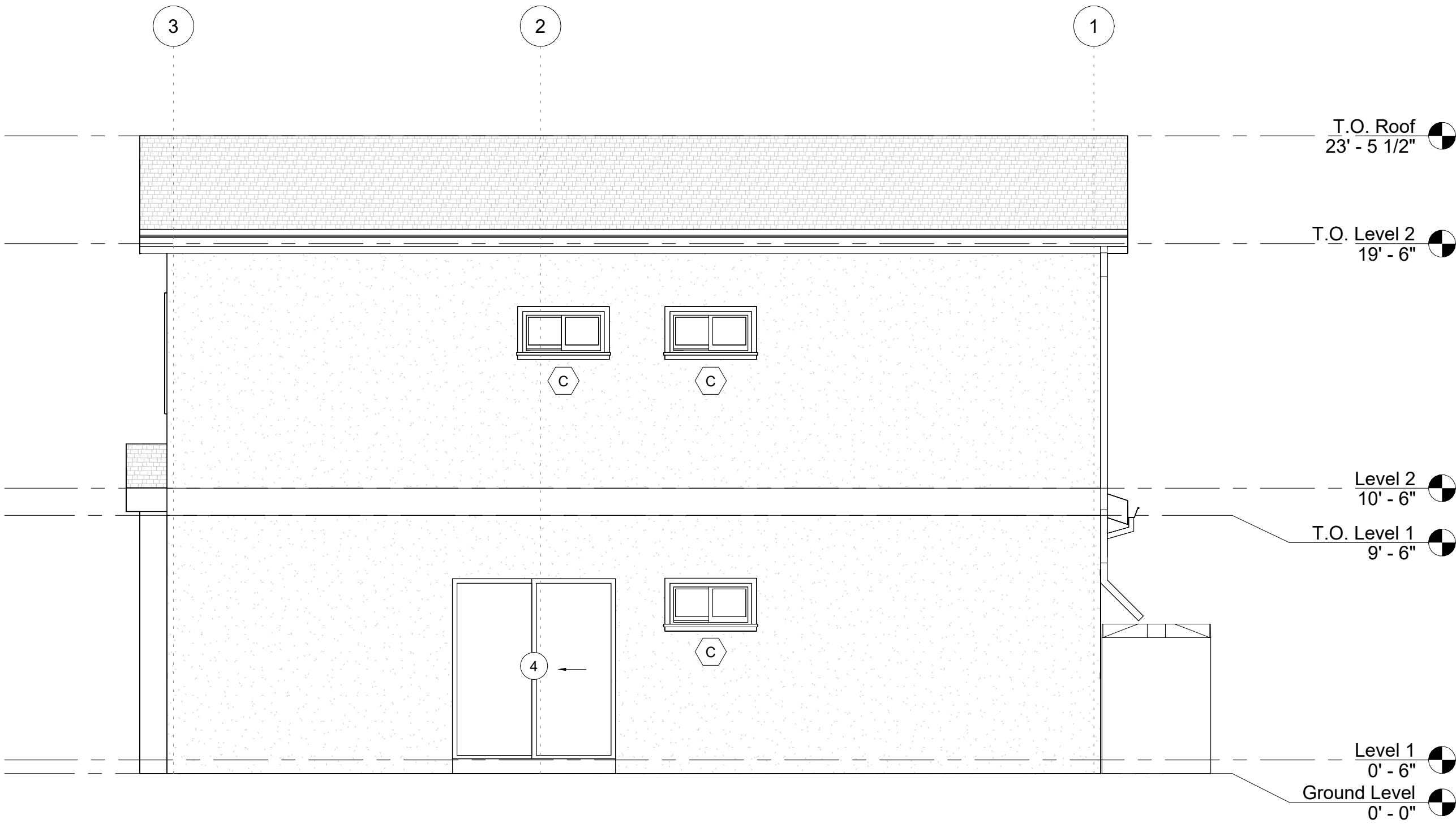
1. An approved seismic gas shut-off valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158) A separate plumbing permit is required.
2. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.4).
3. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs, and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
4. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6' above the floor (R307.2).
5. Provide ultra low-flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
6. Provide 70" high nonabsorbent wall adjacent to the shower and approved shatter-resistant materials for the shower enclosure.
7. Water heater must be strapped to the wall (Sec. 507.3, LAPC).
8. Automatic garage door openers, if provided, shall be listed in accordance with UL 325.
9. Smoke detectors shall be provided for all dwelling units intended for human occupancy. Upon the installation of new gas appliances, operations, repairs, or additions, exceeding one thousand dollars (\$1,000).

9. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's request and for the payment of alterations, repairs, or additions exceeding one thousand dollars (\$1,000).

ALL DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE



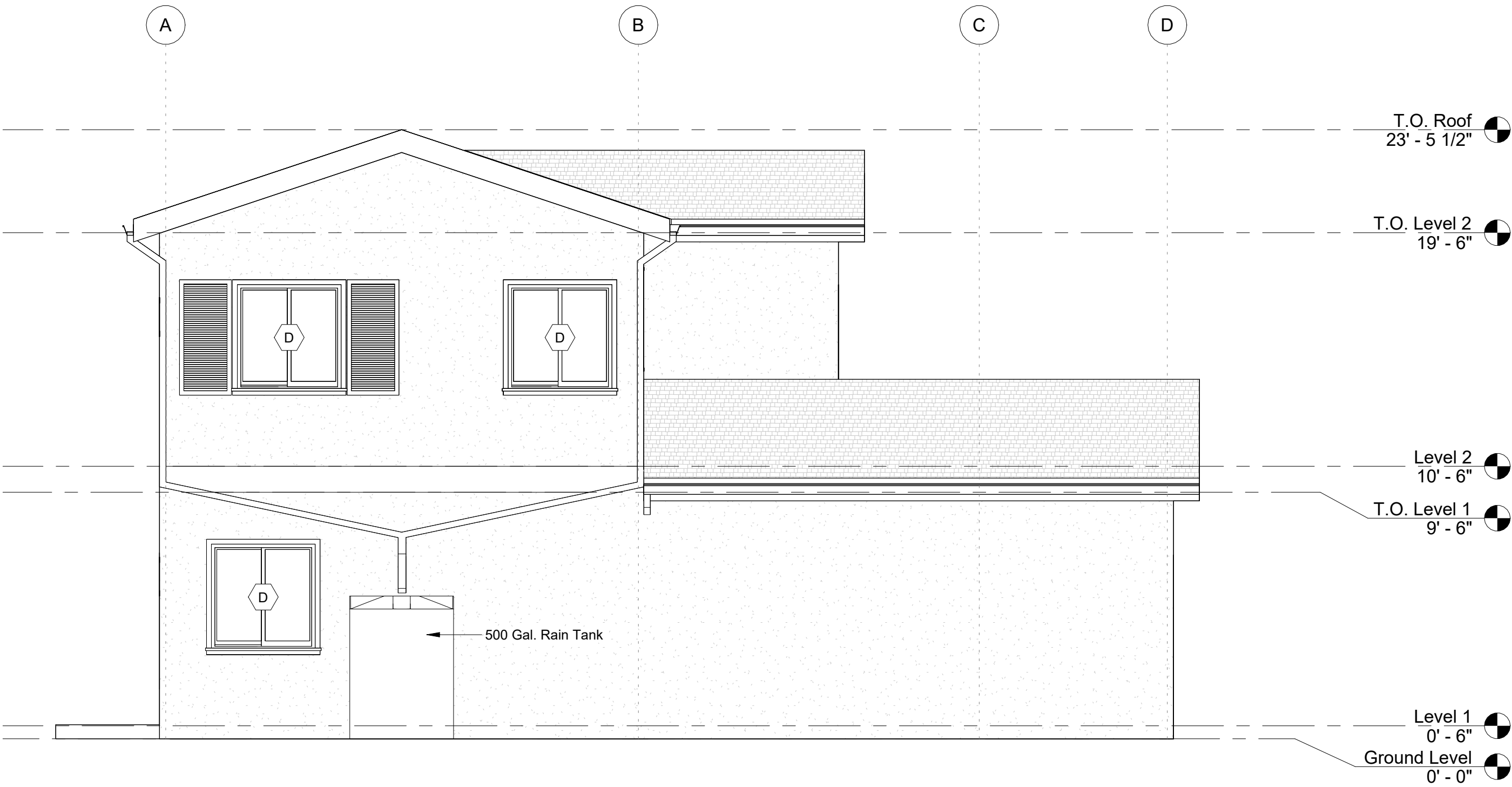
North Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
2/26/25
EXHIBIT MAP PM84343



Luctor Company

Phone: (323) 379-4480
Email: luctorco@gmail.com
Web: www.luctorcompany.com

North

Stamp



Project Address:
11814 Eagan Dr
Whittier, CA 90604

Client Name:
Vargas Development

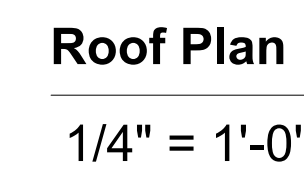
Project Permit Number:
RPPL2019000531PM82408

Project Date: 02-24-2025

Drawn By: E.H.

A2

Elevations



המכון
למחקר

Phone: (323) 379-4480
Email: luctorco@gmail.com
Web: www.luctorcompany.com



Project Permit Number:
RPPL2019000531PM82408

Drawn By: E.H.

Roof Plan

**PROJECT NUMBER**

PRJ2019-000266

HEARING DATE

July 16, 2025

REQUESTED ENTITLEMENT

Tentative Parcel Map No. 82408 (RPPL2019000531)

PROJECT SUMMARY

OWNER / APPLICANT

Enrique Vargas / Enrique Lucatero

MAP/EXHIBIT DATE

February 26, 2025

PROJECT OVERVIEW

A Tentative Parcel Map to create one multi-family residential parcel with three detached residential condominium units on 0.4 gross/net acres (15,432 gross/net square feet) ("Project"). Each unit will have an attached two-car garage for a total of six covered parking spaces. Guest parking, bicycle parking and trash enclosures are not required nor provided. A five-foot-wide landscaped walkway provides connectivity from Eagan Drive to the open landscaped areas and direct access to all units. The Project is accessible from Eagan Drive, a 60-foot-wide public street, which leads into an ungated 26-foot-wide private driveway and fire lane that provides internal circulation and access to the garages. Three trees will be planted within the front yard setback and three trees within the side yard setback. A 3.5-foot-high retaining block wall is proposed 3.5 feet from the front property line, and will be landscaped from the property line to the wall. The existing six-foot-high wooden fence along the north property line and the six-foot chain link fence along the west front yard setback area will be removed. A new six-foot-high wooden fence will be placed along the northern side and eastern rear property lines. The existing accessory structures in the rear setback area will also be removed. The Project includes 1,089 cubic yards ("cy") of cut, 0.1 cy of fill, and 1,089 cy of export, for a total of 2,178.1 cy of earthwork.

LOCATION

11814 Eagan Drive, South Whittier

ACCESS

Eagan Drive

VERY HIGH FIRE HAZARD

No

ASSESSORS PARCEL NUMBER

8031-026-021

SITE AREA

0.4 gross/net acres (15,432 gross/net square feet)

GENERAL PLAN / LOCAL PLAN

General Plan

PLANNING AREA

Gateway

SUP DISTRICT

4

LAND USE DESIGNATION

H9 (Residential 9 - 0 to 9 Dwelling Units Per Net Acre)

ZONE

A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area)

ZONED DISTRICT

Sunshine Acres

PROPOSED UNITS/LOTS

3 Units

MAX DENSITY/UNITS

4 Units

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities and Class 15 Categorical Exemption – Minor Land Divisions

KEY ISSUES

- Consistency with the General Plan, Title 21, and the Subdivision Map Act
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Section 21.48 (Minor Land Divisions)
 - Section 21.24.380 (Condominiums and Community Apartment Projects)
 - Section 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:

Alejandrina Baldwin

PHONE NUMBER:

(213) 647 - 2464

E-MAIL ADDRESS:abaldwin@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2019-000266
TENTATIVE PARCEL MAP NO. 82408 (RPPL2019000531)**

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on July 16, 2025, in the matter of Project No. 2019-000266, consisting of Tentative Parcel Map No. 82408 (RPPL2019000531) ("PM82408").
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The subdivider, Enrique Vargas ("subdivider"), requests PM82408 dated February 26, 2025, to create one multi-family parcel with three detached residential condominium units on 0.4 gross/net acres (15,432 gross/net square feet) ("Project"), located at 11814 Eagan Drive in the unincorporated community of South Whittier - Sunshine Acres, pursuant to County Code Chapter 21.48 (Minor Land Divisions).
4. **ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
5. **LOCATION.** The Project is located at 11814 Eagan Drive, within the Sunshine Acres Zoned District in the Gateway Planning Area ("Project Site"). The Project Site is not located within a designated Very High Fire Hazard Severity Zone.
6. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 - 0 to 9 Dwelling Units Per Net Acre) land use category of the General Plan Land Use Policy Map.
7. **ZONING.** The Project Site is currently A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area).
8. **SURROUNDING LAND USES AND ZONING.**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	A-1	Single-Family Residences ("SFRs")
EAST	H9	A-1	SFRs

SOUTH	H9	A-1	SFRs
WEST	H9	A-1	SFRs

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.4 gross/net acres (15,432 gross/net acres) in size and consists of one legal parcel. The Project Site is irregular in shape with a slope on the front along the public right-of-way and flat throughout the rest of the site. The Project Site does not have a primary land use, but contains two detached accessory structures at the rear of Project Site, a six-foot wooden fence along the north side property line, and a six-foot chain link fence along the west front yard setback area, that will all be removed. The six-foot block wall on the south side along the neighboring property line will remain.

B. Site Access

The Project Site is accessible via Eagan Drive, a 60-foot-wide public street, which leads into a new 26-foot-wide paved private driveway and fire lane. The private driveway and fire lane will be ungated and provide direct access to all the attached two-car garages. A gated five-foot-wide landscaped walkway provides pedestrian access throughout the Project Site as well as direct access to all units.

C. Tentative Map and Exhibit Map

The Tentative Map and Exhibit Map dated February 26, 2025, depicts one multi-family parcel with three detached residential condominium units. All units have the same floor plan, provide four bedrooms as well as other living spaces, are two stories, and a maximum of 24 feet in height. The first floor has an attached two-car garage, one bedroom, two bathrooms, living room, dining room, and kitchen. The second floor has three bedrooms and two bathrooms.

The Project includes a 20-foot-high front yard setback area, a 15-foot-wide rear yard setback area, a five-foot-wide southern side yard setback, and a northern side yard setback area that ranges from about 40 to 68 feet; the detached units have an 11-foot-wide building separation. The northern side yard includes a landscaped area and a covered patio as common space. Spaces between each unit are also common areas, as the units do not have their own designated private yards. There is a five-foot-wide walkway within the northern side yard setback area that wraps around the interior of the Project Site and connects to a front yard pedestrian entrance gate. The units will share the common space area and will not have private yards. The 26-foot-wide private driveway and fire lane will not be gated and will provide access from Eagan Drive, a 60-foot-wide public street, to each two-car garage. The Project includes approximately 75 feet of street frontage along Eagan Drive. Guest and bicycle parking spaces are not required nor provided. A shared trash enclosure is not required nor provided.

The entrances of all the units face the internal private driveway and fire lane to the north, adjacent to the attached two-car garages. Unit No. 1, which is closest to Eagan Drive, has a street-facing façade that includes architectural features that resemble a front entrance off of Eagan Drive. Three trees will be planted within the 20-foot-wide front yard area, and three trees will be planted within the open space area on the northern side of the private driveway and fire lane on the northern portion of the Project Site, for a total of six new trees. A 3.5-foot-high retaining wall is proposed within the front yard setback area. This wall is set back from the front property line and will have landscaping on the property line side of the wall. The existing six-foot wooden fence along the north side property line and the six-foot chain link fence along the west front yard setback area will be removed. A new six-foot wooden fence will be placed along the north and east property lines. The existing accessory structures in the rear yard setback area will also be removed prior to final map approval. Project grading includes 1,089 cubic yards ("cy") of cut, 0.1 cy of fill, and 1,089 cy of export. The parcel is slightly sloped at the front and fairly flat throughout.

D. Affordable Housing

The Project is not subject to the Inclusionary Housing Ordinance ("IHO") pursuant to County Code Chapter 22.112 (Inclusionary Housing) because it does not meet the minimum density threshold of five units. The Project Site has not had a residence for more than five years and is developed with two accessory structures and fencing and, therefore, is not subject to the County's Affordable Housing Replacement requirements.

E. Parking

The Project will provide a total of six covered parking spaces. Each residential condominium unit will have an attached two-car garage on the first floor. Guest and bicycle parking spaces are not required nor provided.

F. Internal Circulation

An ungated paved 26-foot-wide private driveway and fire lane provides internal circulation and access for the Project from Eagan Drive, and pedestrian access is provided by a five-foot-wide pedestrian walkway that is gated at the Project Site's entrance. Each garage will have direct access to the internal paved private driveway and fire lane, and each unit will be accessible from the pedestrian walkway.

G. Condominium Project

Pursuant to the Subdivision Map Act, condominium units may be leased or sold. Renters of condominium units may not receive sufficient notification when an owner decides to sell the units. In order to provide renters with proper notification, notification is required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

10. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") Staff determined that the Project qualifies for a Class 1 Existing Facilities and Class 15 Minor Land Divisions, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, on the basis that the Project involves the subdivision of one parcel that is within an urbanized area zoned for residential uses. The Project Site does not have a primary land use and is developed with two existing small, detached accessory structures and fencing that will be demolished. The Project conforms to the General Plan, and no variances or exceptions are required. The Project Site has access to a public right-of-way and existing services such as sewer and water. The Project Site was not involved in a subdivision of a larger parcel within the previous two years and does not have an average slope greater than 20 percent. The Project is not on a list maintained by the California Department of Toxic Substance Control and Regional Water Quality Control Board and does not contain any registered historic resources. The Project is not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances or cumulative impacts. The Project Site is not in an environmentally sensitive area, and there are no exceptions to the exemption. Therefore, there are no exceptions to the exemption, and the Project is categorically exempt.

11. COMMUNITY OUTREACH. The subdivider did not perform community outreach for the Project prior to the Commission's public hearing.

12. PUBLIC COMMENTS. No public comments were received at the time this report was prepared, prior to the public hearing.

13. AGENCY RECOMMENDATIONS.

A. Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended approval of PM82408 and Exhibit Map dated February 26, 2025.

14. LEGAL NOTIFICATION. Pursuant to Sections 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing by mail, newspaper (La Puente Valley Journal), and property posting. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On May 21, 2025, staff mailed a total of 103 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site. This mailing also included three notices to those on the courtesy mailing list for the Sunshine Acres Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H9 land use designation is intended for detached residences. Given the Project Site's acreage, up to four units would be allowed on the Project Site, and three units are proposed in compliance with the maximum allowable density. The Commission further finds that the Project promotes residential condominium development, which are detached units each with an attached two-car garage and are directly accessible through a pedestrian walkway and private driveway and fire lane to a public street.
16. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:

Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas within natural resources and Significant Ecological Areas ("SEAs").

The Project does not have a primary use and is developed with two accessory structures and fencing, and is surrounded by existing SFRs and to be served by existing public water and sewer connections. The Project will increase housing within a populated area of unincorporated LA County as urban infill development, preventing the need for development that may be within natural resources areas opposed to being within built-out communities.

Goal LU 4: Infill development and redevelopment that strengthens and enhances communities. Policy LU4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

The Project is currently underutilized as it is developed with only two accessory structures and fencing within a built-out urbanized community, is more than twice the minimum parcel size, and has a maximum density potential of four units. The Project Site will connect to existing public water and sewer services, road, and other infrastructure, already available in the surrounding community.

Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.

The Project will develop three detached residential units in a similar design to the surrounding existing SFRs and detached units on adjacent parcels. The proposed detached units will provide the necessary setbacks while still providing covered parking spaces, common areas, and a shared private driveway and fire lane. The Project includes landscaping within the front yard setback area, and trees will be planted there as well as within the northern side setback area, in a similar pattern as existing trees in the surrounding neighborhood.

*Goal LU 10: Well-designed and healthy places that support a diversity of built environments.
Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.*

The Project includes three new detached residential units that will be two stories in height in a similar architectural style to the surrounding existing residential units. Unit No. 1 will have a street-facing façade on Eagan Drive. An internal, shared private driveway and fire lane will provide access to all units and is similar in design to the driveways of surrounding properties. The Project's landscaping blends in with the neighborhood, including six new trees.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-1 zoning classification as detached residences are permitted in such zone pursuant to County Code Section 22.16.010 (Agricultural Zones – Purpose).
18. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Section 21.24.240 (Area and Width - Requirements Generally) as the Project Site is on a parcel that is 15,432 square feet, which exceeds the required minimum of 5,000 square feet and provides an average parcel width of more than 50 feet as required.
19. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage) as the Project's north side property line is radial to the frontage and so allows for a frontage that is not equal to or greater than the average width of the parcel (50 feet). Furthermore, the Project Site is an existing legal parcel with an existing 75 feet of street frontage that is not being further reduced nor has the ability to be widened, because it is located between two already developed parcels.
20. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.16.050 (Development Standards for Zones A-1 and A-2). The Project Site is required to provide a 20-foot front yard setback and provides 20 feet, and a 15-foot rear yard setback and provides 15 feet. The Project Site is also required to provide a five-foot side yard setback and provides five feet for the southern side yard and 40 to 68 feet for the northern side yard.
21. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.16.050 (Development Standards for A-1 and A-2) for the A-1 Zone, which allows a maximum height of 35 feet, and the detached units will not exceed 24 feet in height. Staff will review and approve the height prior to building permit issuance.

22. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings), which requires a minimum of 10 feet of separation between the detached units. The Project provides 11 feet and therefore is consistent.
23. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls) because the existing six-foot wooden fence along the north side property line will be removed and replaced with a new six-foot wooden fence along the north side and east rear property lines. The existing fences will be removed prior to final map recordation. A new 3.5-foot wall will be developed within the front yard setback area. The existing six-foot retaining block wall along the neighbor's property line, on the south side of the Project Site will remain. Furthermore, the wall on the south side is on the neighboring property and was approved by Site Plan Review No. RPP-2012000516, associated with Project No. PRJ2022-003449 and Tentative Parcel Map No. 83053 (RPPL2022010539).
24. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) because the Project is required to provide two covered parking spaces per dwelling unit and provides a garage with two covered parking spaces per dwelling unit. The Project is not required to provide guest spaces because it provides less than 10 dwelling units, and no guest parking spaces are provided. Bicycle parking is not required pursuant to County Code Sections 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities) because the Project provides less than 10 dwelling units and no bicycle parking spaces are provided.
25. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.48.040 (Items Required for Parcel Maps). The Project grading includes 1,089 cy of cut, 0.1 cy of fill, and 1,089 cy of export.
26. **RESIDENTIAL DESIGN.** The Commission finds that the building footprints shown on the Exhibit Map are approved with the Tentative Map. Staff shall review the building design for consistency with the standards identified in County Code Section 22.140.520 (Residential Design Standards) prior to building permit issuance.
27. **CONDOMINIUM DEVELOPMENT.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.380 (Condominiums and Community Apartment Projects), which requires a common walkway a minimum of five feet in width for direct access into the Project Site from the Project's frontage and for the common walkway to be located along a landscaped common area separate from the fire lane. The Project has two five-foot-wide pedestrian walkways located along landscaped areas near the private driveway and fire lane.

28. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees), which require that a tree be planted for every 25 feet of street frontage. The Project has 75 feet of street frontage and is required to provide three trees. The Project will plant a minimum of six trees, three within the front yard setback and an additional three on the south side yard area.
29. **INCLUSIONARY UNITS.** The Commission finds that the Project is exempt from County Code Chapter 22.121 (Inclusionary Housing), because the Project is within the East Los Angeles Gateway Submarket area and the Project does not meet the minimum density threshold of five units.
30. **TRASH ENCLOSURES.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). A solid waste storage area is not proposed, nor is it required because the Project provides less than four dwelling units.
31. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Project does not include rental replacement units pursuant to County Code Chapter 22.119 (Affordable Housing Replacement) because the Project Site does not have a primary land use and therefore no housing will be removed as part of this Project.

TENTATIVE PARCEL MAP SPECIFIC FINDINGS

32. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project will develop three residential condominium units on an undeveloped parcel within an urbanized area that are connected to existing public water and sewer services, road, and other existing infrastructure as well as providing sufficient vehicular access and parking. This Project will also support further infill development and discourage sprawl development in other areas with natural resources and where not connected to existing infrastructure.
33. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The Project will develop the three residential condominium units in a similar style as to the existing surrounding development, that will include a private driveway and fire lane, a common area within a side yard, and a landscaped front yard with trees. The façade of the front unit will be facing the street frontage.
34. **The Commission finds that the site is physically suitable for the type of development.** The Project will develop three residential condominium units while still providing the required front yard, side yard, and rear yard setbacks. The Project will also provide an open common area with a covered patio within the north side yard. The Project will also provide internal vehicle circulation through the 26-foot-wide private driveway and fire lane, and pedestrian

circulation through a five-foot-wide walkway that wraps around the interior of the Project Site.

35. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project Site is within the H9 land use designation that allows a maximum density potential of four units; the Project proposed three units and is consistent with the maximum permitted. The Project Site is served by public water and sewer, and has access to a public street in an urbanized area. The Project Site can accommodate the proposed density of three units as well as the required two-car garages for each unit and internal vehicular and pedestrian circulation.
36. **The Commission finds the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The Project Site has two detached small accessory structures in the rear yard area as well as fencing; the Project Site does not contain oak trees. The Project Site will also be improved through the landscaping of the front yard and planting of six new trees (three in the front yard and three in the north side yard). New landscaped areas, including new trees, will create landscaped open areas within the Project Site similar to the surrounding community pattern.
37. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The Project provides the required front, side, and rear setbacks as well as required building separation, that will allow for the air flow and sunlight between the residential condominium units. The internal vehicular and pedestrian circulation will allow for safe movement within the Project Site, from the public street into each detached residence. The Project will be connected to existing sewer and water infrastructure.
38. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.** The Project does not have easements that make portions of the Project Site inaccessible and is not adjacent to protected open spaces or public spaces other than the public right-of-way. The Project is not within a Very High Fire Hazard Severity Zone.

ENVIRONMENTAL FINDINGS

39. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 and 15315 (Class 1, Existing Facilities and Class 15, Minor Land Divisions categorical exemption). The Project Site has two small, detached accessory structures and fencing that will be demolished. The Project does not have a primary use. The Project will create one multi-family lot with three detached residential condominium units, is within an urbanized area zoned for residential uses, proposes a density that is consistent with the H9 land use category of the General Plan,

provide necessary yard and building setbacks, and no variances or exceptions are required. Furthermore, the Project Site has access to a public right-of-way and to existing services such as sewer and water. The Project Site was also not involved in a subdivision of a larger parcel within the previous two years and does not have an average slope greater than 20 percent. Additionally, the Project is also not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered historic resources. The Project is also not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances or cumulative impacts. The Project Site is not in an environmentally sensitive area, and there are no exceptions to the exemption.

ADMINISTRATIVE FINDINGS

40. **CONDOMINIUM UNITS.** Pursuant to the Subdivision Map Act (Government Code section 66410 et seq.), condominium units may be leased or sold. To provide any possible renters with proper notification, notice is required 180 days prior to termination of tenancy in the event a condominium unit is first leased and then later sold.
41. **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.
42. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. Two meetings occurred on the following dates:
- Subdivision Committee meeting held on September 10, 2020.
 - Commission Public Hearing held on July 16, 2025
43. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.

- C. The site is physically suitable for the type of development since the Project complies with all development standards of the A-1 zoning.
- D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed A-1 zoning.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.
- G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- H. It is necessary to provide tenant protections where the subdivider opts to lease all of the units rather than sell the units as is allowed under the Subdivision Map Act.
- I. A covenant and agreement is needed to ensure potential tenants are provided 180 days written notice of intention to sell units prior to termination of tenancy due to the sale of the condominium unit.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 and 15315 (Class 1 Existing Facilities and Class 15 Minor Land Divisions categorical exemption); and
2. Approves **TENTATIVE PARCEL MAP NO. 82408 (RPPL2019000531)**, subject to the attached conditions.

ACTION DATE: July 16, 2025

SMT:JSH:EGA:ACB
07/02/2025

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2019-000266
TENTATIVE PARCEL MAP NO. 82408 (RPPL2019000531)**

PROJECT DESCRIPTION

A Tentative Parcel Map to create one multi-family residential parcel with three detached residential condominium units on 0.4 gross acres ("Project"), subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA

County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
- 7. **Tentative Parcel Map No. 82408 shall expire on July 16, 2027.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
 - 8. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, a modified Exhibit Map shall be submitted to LA County Planning by **September 9, 2025**.
 - 9. In the event that subsequent revisions to the approved Exhibit Map are submitted the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner and applicable fee for such revision.
 - 10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the

conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request

11. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
14. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.
16. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove, or cover said markings, drawings, or signage within 48 hours of such

notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

17. This grant shall authorize the creation of one multi-family parcel with three detached residential condominium units, as depicted on Tentative Parcel Map and Exhibit Map dated February 26, 2025.
18. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Parcel Map dated February 26, 2025), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

Grading

19. The Subdivider shall not obtain any grading permit for the Project prior to the recordation of the final map, unless otherwise authorized by the Director.

Street Frontage

20. The Subdivider shall provide at least 50 feet of street frontage for the parcel.

PRIOR TO RECORDATION OF A FINAL MAP

Condominiums

21. The Subdivider shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium Project for a total of three residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

Covenants, Conditions, and Restrictions ("CC&Rs")

22. The Subdivider shall submit a copy of the Project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
23. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the private driveway and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street

trees), irrigation systems, wall, and fence and covered patio area, to the satisfaction of the Director.

24. The Subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.

Driveway Conditions

25. The private driveways shall be labeled as "Private Driveway and Fire Lane" on the final map.
26. The Subdivider shall construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit Map dated February 26, 2025, or an Amended Exhibit Map approved by the Director.
27. The private driveway and fire lane shall not be gated. Only the pedestrian walkway may be gated. Gated vehicular access shall be listed as a prohibition within the CC&Rs.
28. The Subdivider shall post on private driveways: "No Parking-Fire Lane". The Subdivider shall provide for continued enforcement in the CC&Rs. The Subdivider shall submit a draft copy of the CC&Rs to LA County Planning for review and approval.

Tree Planting/Landscaping

29. The Subdivider shall submit landscaping plans to the Director for review and approval, depicting the planting location, size, species, and maintenance of the tree plantings required by this grant, as well as other landscaping on the project site. A total of six native, non-invasive, and/or drought-tolerant trees shall be planted. The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.

OTHER CONDITIONS

30. Prior to final map recordation, the Subdivider shall provide proof regarding the removal of the detached accessory structures in the rear of the property, the six-foot fence along the north side property line, and the six-foot chain link fence within the west side front yard setback area.
31. A final parcel map is required. A parcel map waiver is not allowed.
32. Prior to final map recordation, the Subdivider shall submit a draft covenant to LA County Planning agreeing to provide proper notification and evidence of the following. The language of the draft covenant shall be to the satisfaction of the Director. These requirements apply if the Project is constructed and the units leased without first selling the condominium units.

- a. Each tenant of the condominium project has been, or will be, given 180 days written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion.
- b. Each tenant of the condominium project has been, or will be, given notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.
- c. Each tenant of the condominium project has received 10 days written notification that an application for a public report will be, or has been, submitted to the California Department of Real Estate, and such report will be available on request.
- d. Written notices provided to tenants are in the same language as the rental agreement.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1 - 16)

The following report consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the parcel map, submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing shed prior to final map approval. Demolition permits and final sign-off from the building inspector may be required from the Building and Safety office.
13. The final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items: mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL NO.: 82408

TENTATIVE MAP DATE: 02/26/2025

EXHIBIT MAP DATE: 02/26/2025

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 12/19/2023, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: _____


CHRISTIAN ASCENCIO

Date: 03/04/2025

Phone: (626) 458-4921

Tentative Parcel Map	82408	Tentative Map Dated	02/26/2025 (Map/Exhibit)	Parent Tract
Grading By Subdivider? [] (Y or N)	1,088 yd ³	Location	Whittier	
Geologist	---	Subdivider	Vargas Development	
Soils Engineer	---	Engineer/Arch.	Civil Land Engineers / Luctor	


Review of:
 Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____


TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

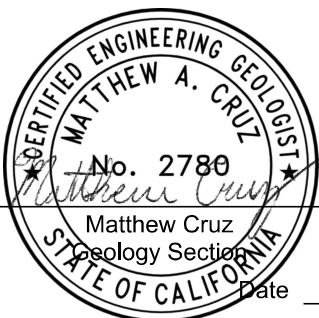
Prepared by





Maria T. Janoyan

Geotechnical Section



Matthew Cruz

Geology Section

Date 03/10/2025

TENTATIVE MAP DATED 02-26-2025
EXHIBIT MAP DATED 02-26-2025

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.



Name: Nargiss Majrooh Date 03/17/2025 Phone (626) 458-4921
\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 82408\GP\2025-02-26 SUBMITTAL\Tentative Map Conditions
PM 82408.doc


The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Construct new driveway and sidewalk transitions to the satisfaction of Public Works. Relocate affected utilities including streetlight and guy anchor, in order to provide 4-foot clearance from top of "X".
2. Provide pedestrian sight distance for the proposed driveway to the satisfaction of Public Works.
3. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works
4. Repair any improvements damaged during construction to the satisfaction of Public Works.
5. Plant street trees (minimum 24-inch box) and provide irrigation, along the property frontage, to the satisfaction of Public Works.
6. Underground all new utilities to the satisfaction of Public Works.
7. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
8. Comply with all street lighting requirements per the attached memo dated 03/24/2025.

Prepared by Alyssa Eckley
pm082408r-rev3

Phone (626) 458-4918

Date 04-02-2025



THE PROJECT DOES NOT REQUIRE NEW STREETLIGHTS AND ANNEXATION IS NOT REQUIRED. SEE BELOW FOR FURTHER DETAILS.
--

Project is in the County Lighting Maintenance District (CLMD) 1687. The Subdivision project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

STREETLIGHT REQUIREMENTS

1. Streetlight relocation(s) shall be provided to the satisfaction of Public Works or as modified by Public Works on all streets and highways along property frontage.
2. Relocate streetlights on wood pole(s) with overhead wiring. The streetlights shall be designed as a Southern California Edison owned and maintained system.
3. Prior to recordation of final map or parcel map waiver, submit street lighting plans along with existing and/or proposed overhead utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
4. For subdivisions, Street lighting plans shall be approved prior to map recordation.
5. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.
6. Annexation is not required.

Prepared by: Jonathan Jimenez

Phone: (626) 300-4812

Date: 03-24-2025



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 082408

TENTATIVE MAP DATED 02-26-2025

EXHIBIT MAP DATED 02-26-2025

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A sewer area study for the proposed subdivision (PC12443AS, dated 04-18-2023) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
2. The subdivider shall install separate house laterals to the existing sewer main line in Eagan Drive to serve each building in the land division.


Prepared by Nikko Pajarillaga
PM82408s-rev4.doc

Phone (626) 458-3137

Date 03-06-2025

TENTATIVE MAP DATED 02-26-2025
EXHIBIT MAP DATED 02-26-2025

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The onsite water system will be by service lines as they are shown on tentative map. If fire hydrant is required or an upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
2. The will serve letter issued by Suburban Water System dated August 11, 2020 will expire on August 11, 2021 it shall be sole responsibility of the applicant to renew the aforementioned will serve letter upon expiration and abide by all requirements of the water purveyor.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and water efficient plans for common area in the land division with an aggregate landscape area equal to or greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Alyssa Eckley
pm82408w-rev2.doc

Phone (626)458-4918

Date 03-18-2025

A handwritten signature in black ink, reading "Alyssa Eckley", enclosed within a large, loopy oval flourish.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2019000531	PROJECT NUMBER:	PM82408
CITY/COMMUNITY:	South Whittier	STATUS:	Cleared
PROJECT ADDRESS:	11814 Eagan Drive Whittier, CA 90604	DATE:	03/25/2025

CONDITIONS

1. THE FIRE DEPARTMENT LAND DEVELOPMENT UNIT RECOMMENDS CLEARANCE OF THIS PARCEL MAP DATED 02-26-25 FOR THE DEVELOPMENT OF THREE CONDOMINIUM UNITS PER PART III OF FORM 195. THIS PROJECT IS CLEARED FOR PUBLIC HEARING.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **82408**
Park Planning Area # **2**

DRP Map Date: **02/26/2025** SCM Date: **09/10/2020**
CSD:

Report Date: **03/17/2025**
Map Type: **Tentative Map - Parcel**

Total Units **3** = Proposed Units **3** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	0.03
IN-LIEU FEES:	\$11,877

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The payment of \$11,877 in lieu fees.

Trails:

No Trails

Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Loretta Quach at lquach@parks.lacounty.gov (626) 588-5305

Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: *Loretta Quach*
Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **82408**
Park Planning Area # **2**

DRP Map Date: **02/26/2025** SCM Date: **09/10/2020**
CSD:

Report Date: **03/17/2025**
Map Type: **Tentative Map - Parcel**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{eople} \times (0.0030) \text{ Ratio} \times (U)\text{nits} = (X) \text{ acres obligation}$$
$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **3** = Proposed Units **3** + Exempt Units **0**

Park Planning Area = **2**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.78	0.0030	3	0.03
M.F. < 5 Units	3.24	0.0030	0	0.00
M.F. >= 5 Units	2.92	0.0030	0	0.00
Mobile Units	1.36	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			3	0.03

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.03	\$349,092	\$11,877

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.03	\$349,092	\$11,877



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

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First District

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Kathryn Barger
Fifth District

March 25, 2025

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Alejandrina Baldwin

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: TENTATIVE MAP – PARCEL
CASE: RPPL2019000531
PROJECT: PM82408
11814 EAGAN DRIVE WHITTIER CA 90604**

Thank you for the opportunity to review the application and subdivision request for the subject property. The applicant requests to develop one multi-family residential lot with three detached condominium units.

Public Health conditions for this project have been met. The applicant provided a water "Will Serve" letter from Suburban Water Systems dated April 02, 2024, and a sewer "Will Serve" letter from Los Angeles County Sanitation Districts dated April 08, 2024. Any change of methods for the provision of potable water and sewer disposal shall invalidate this approval.

The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles. During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Adhere to applicable air quality Air Quality Management District regulations.

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☒ Public Health conditions for this project have been met as of the date of this letter.

☐ Public Health **DOES NOT** recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390, 12.08.440, 12.08.530, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

1.1 Construction Noise

Ordinance:

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

1.2 Community Noise

Ordinance:

12.08.530 Residential air conditioning or refrigeration equipment

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited in table 1.

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 1: dBA levels not to be exceeded on the neighboring property

1.3 Exterior Noise

Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in table 2:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75

Table 2. Std = Standard dB that may not exceed the cumulative period

1.4 Recommendations

1.4.1 Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

1.5 Air Quality Recommendation

- 1.5.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal

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spores such as *Coccidioides immitis*, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District (AQMD) regulations.

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning & Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_CLEARED_11814 EAGAN DRIVE WHITTIER CA 90604_RPPL2019000531_03.25.2025

TENTATIVE MAP FINDINGS

Pursuant to the Subdivision Map Act (Government Code Sections 66474 and 66474.02), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.
b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.
c) The site is physically suitable for the type of development.
d) The site is physically suitable for the proposed density of development.

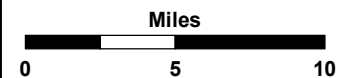
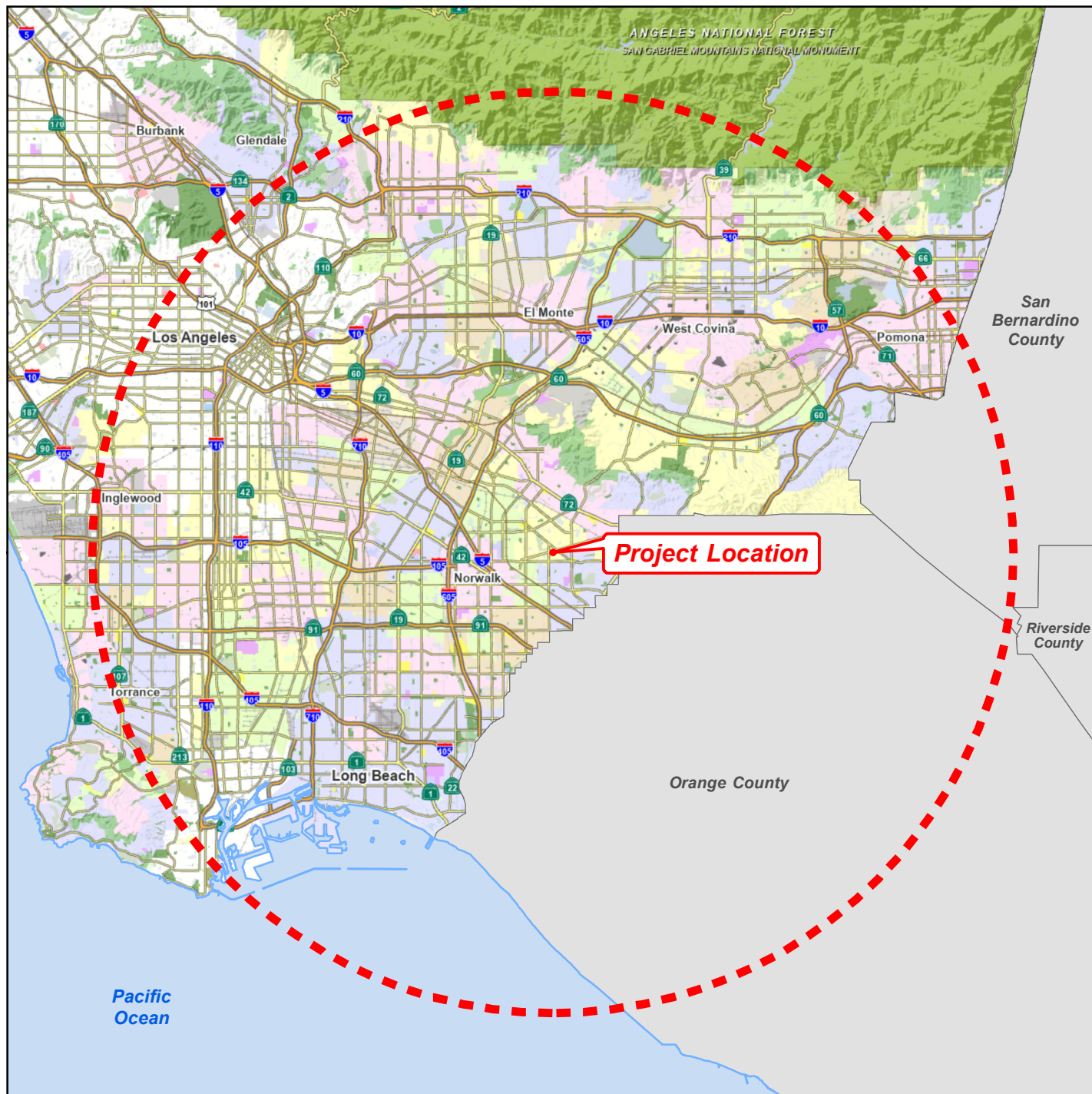
e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.
g) The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by judgement of a court of competent jurisdiction, acquired by the public at large, for access through or use of, property within the proposed subdivision.
h) For an area located in a state responsibility area or a very high fire hazard severity zone, the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.
i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	July 2, 2025
PROJECT NUMBER:	PRJ2019-000266
PERMIT NUMBER:	Tentative Parcel Map No. 82408 (RPPL2019000531)
SUPERVISORIAL DISTRICT:	4
PROJECT LOCATION:	11814 Eagan Drive, South Whittier
OWNER:	Enrique Vargas
APPLICANT:	Enrique Lucatero
CASE PLANNER:	Alejandrina Baldwin, Principal Planner abaldwin@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies as a Categorical Exemption Class 1 (Existing Facilities) and Class 15 Categorical Exemption (Minor Land Divisions) under State CEQA Guidelines Section 15301 and 15315 because the Project involves the subdivision of one parcel that is developed with two accessory structures and fencing that will be demolished, will create one multi-family lot with three detached residential condominium units, and is within an urbanized area zoned for residential uses. The Project Site has two small, detached accessory structures and fencing that will be demolished. The Project conforms with the General Plan, and no variances or exceptions are required. The Project site has access to a public right-of-way and existing services such as sewer and water. The Project site was not involved in a subdivision of a larger parcel within the previous two years and does not have an average slope greater than 20 percent. Additionally, the Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered historic resources. The Project is not located near a scenic highway, and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances or cumulative impacts. The Project site is not in an environmentally sensitive area, and there are no exceptions to the exemption. Therefore, a Class 1 and 15 Categorical Exemption is the appropriate environmental determination for the Project pursuant to CEQA.

A map of Southern California highlighting the project location. Kern County is shaded in yellow. A red box labeled "Project Location" with an arrow points to a specific area within Kern County, near the border with Ventura County and the Pacific Ocean. Other counties shown include San Bernardino, Riverside, Orange, and San Diego. The Pacific Ocean is labeled in blue.



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LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

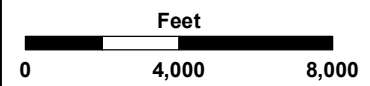
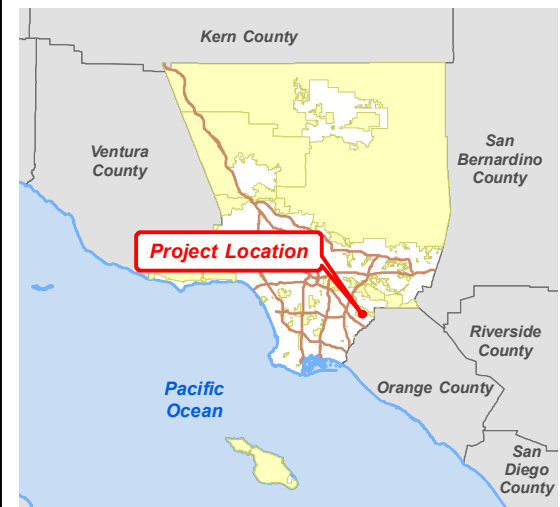


3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2019-000266

PM RPPL2019000531



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HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2019-000266
PM RPPL2019000531



Feet
0 600 1,200

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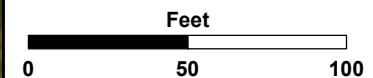
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2019-000266

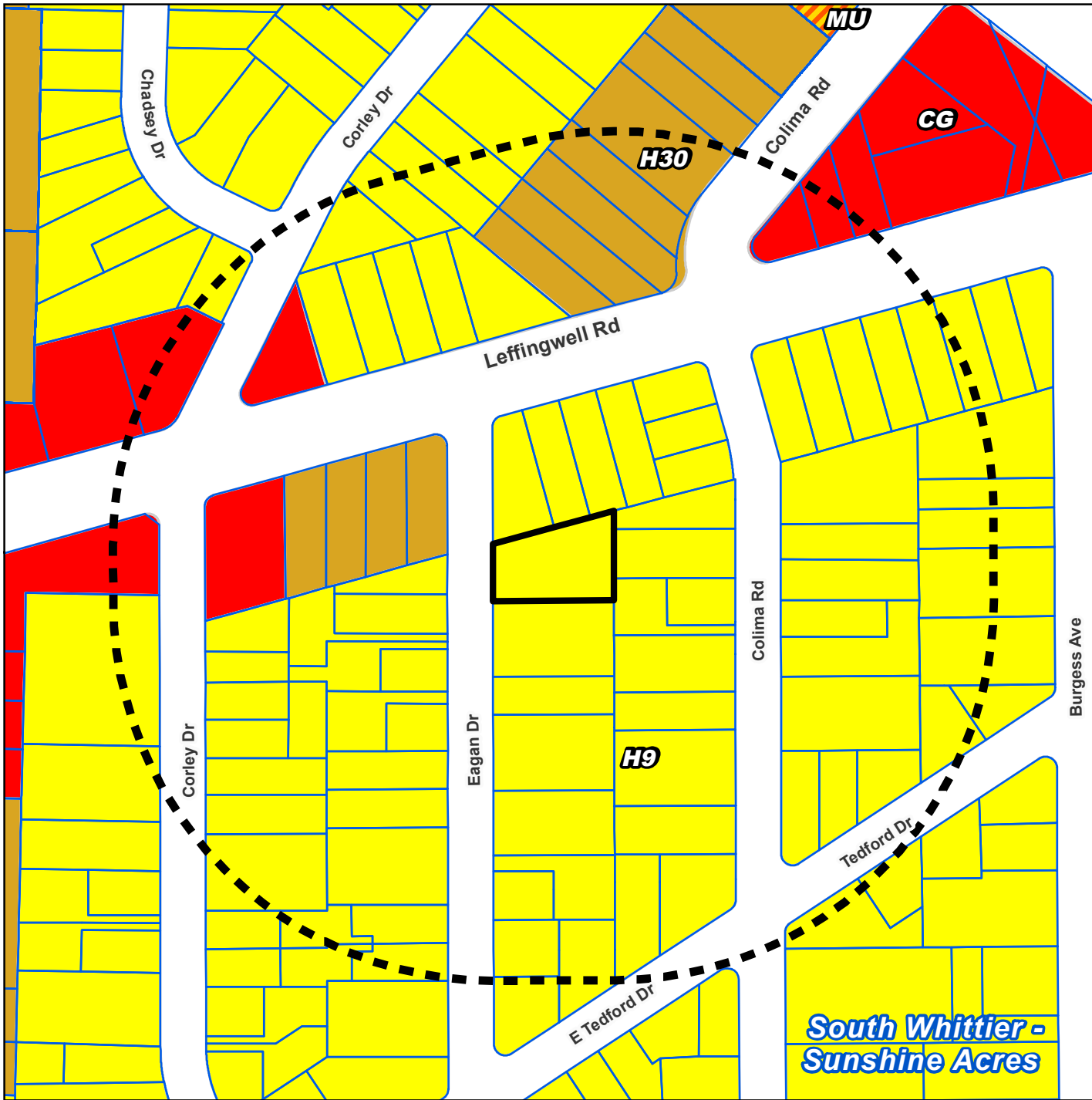
PM RPPL2019000531

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024



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



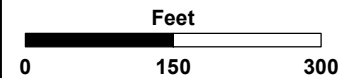
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2019-000266

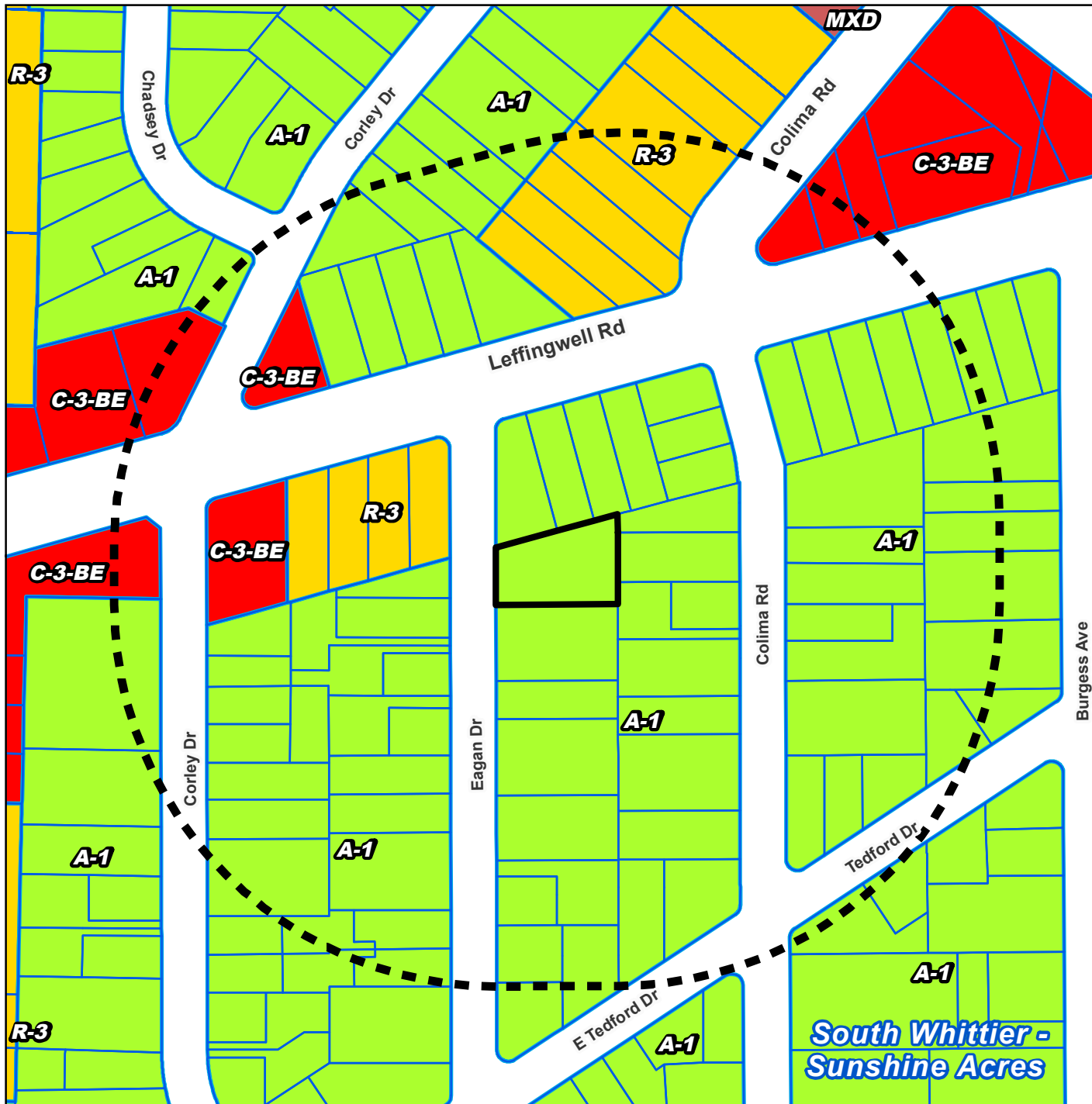
PM RPPL2019000531

-  H9 - Residential 9
-  H30 - Residential 30
-  CG - General Commercial
-  MU - Mixed Use



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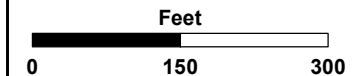
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2019-000266

PM RPPL2019000531

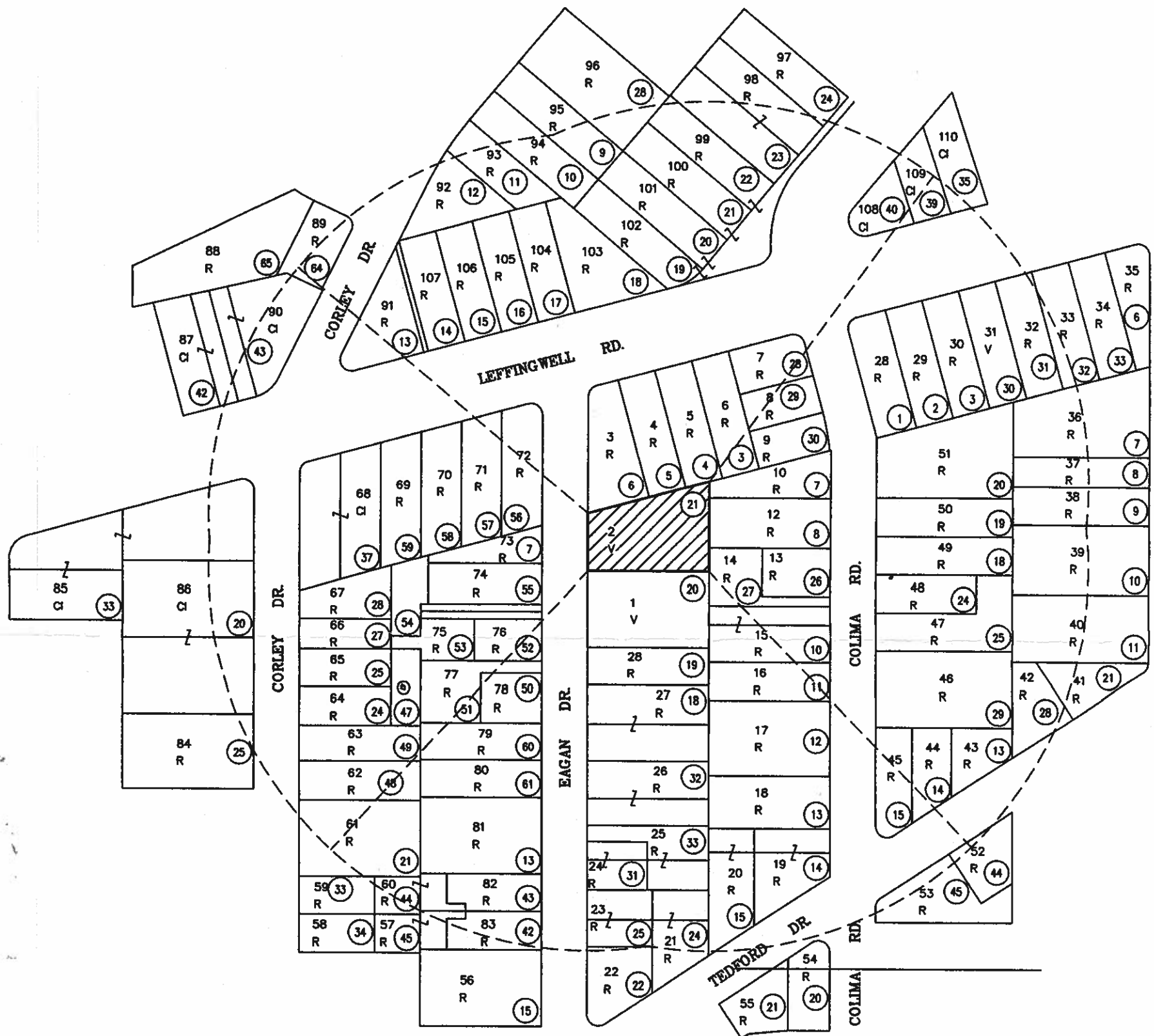
- R-3-(U) - Limited Density Multiple Residence
- R-A - Residential Agricultural
- A-1 - Light Agricultural
- C-3 - General Commercial
- MXD - Mixed Use Development



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500' RADIUS LAND USE MAP FOR
APN: 8031-026-021
ADDRESS NOT AVAILABLE



NOTES:

ASSESSOR PARCEL NUMBER: 8031-026-021
TRACT: TRACT NO. 10100
MAP REFERENCE: M.B. 146 PGS. 14-18
EXISTING ZONE: SINGLE FAMILY RESIDENTIAL
LOT: LOT 138
DATE: 12-05-18

LEGEND:

ASSESSOR PARCEL NO.	(17)
LABEL NUMBER	3
VACANT	V
RESIDENTIAL	R
CONDOMINIUM	CD
COMMERCIAL/ INDUSTRIAL	CI

GRAPHIC SCALE



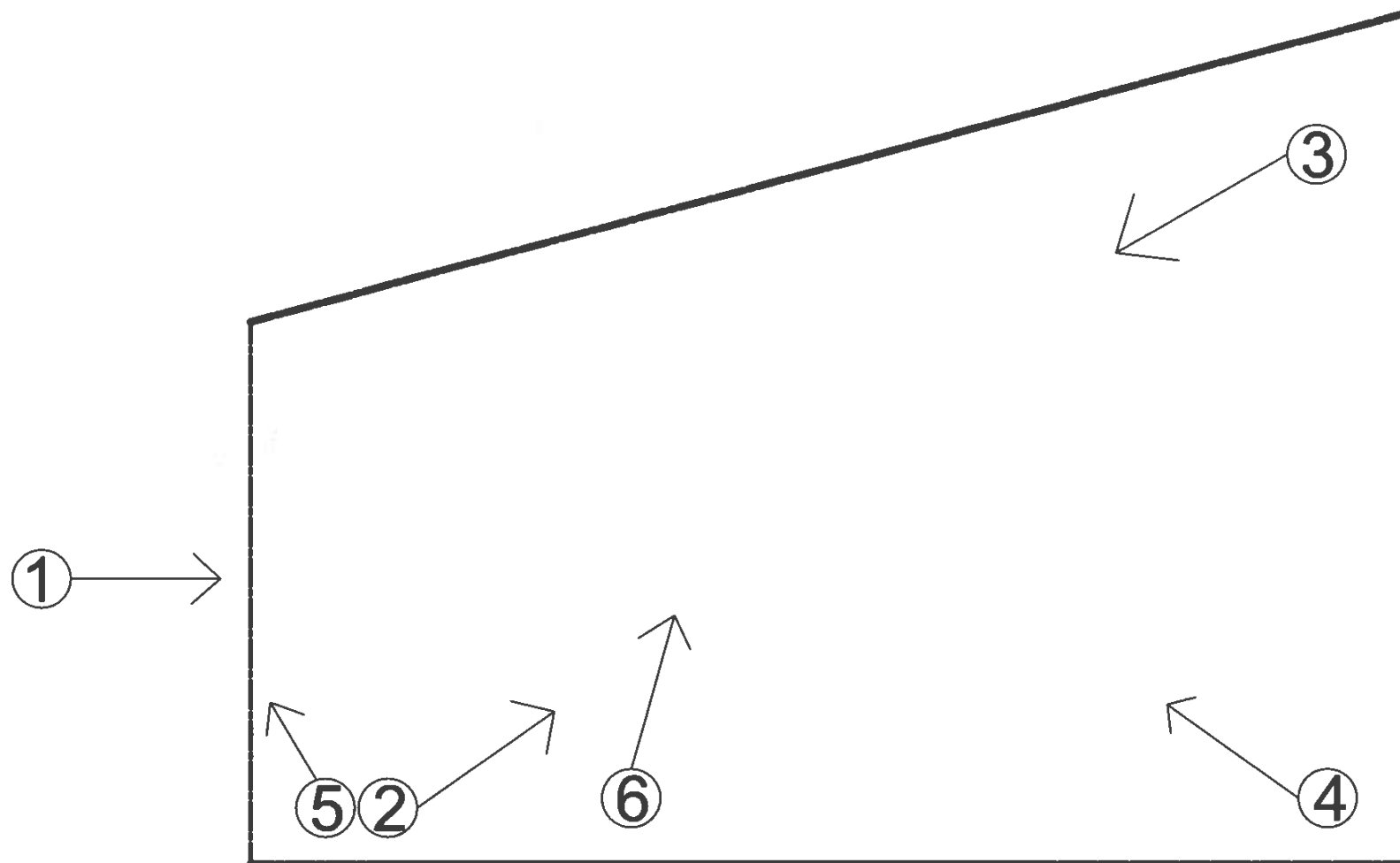
(IN FEET)
1 inch = 100 ft.

MAP PREPARED FOR:

ENRIQUE VARGAS
11814 EAGAN DR.
WHITTIER, CA 90604

MAP PREPARED BY:

CIVIL LAND ENGINEERS
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
11213 DOWNEY AVENUE.
DOWNEY, CALIFORNIA. 90241
Ph: (562) 622-6927 Fax: (562) 622-8657



PICTURE LOCATIONS

PICTURE 6



PICTURE 5



PICTURE 4



PICTURE 4



PICTURE 2



PICTURE 1

