

**PROJECT NUMBER**

PRJ2020-000433

**HEARING DATE**

05/14/2025

**REQUESTED ENTITLEMENT**

Tentative Parcel Map No. 82668 (RPPL2020001873)

## PROJECT SUMMARY

**OWNER / APPLICANT**

Sunny Wang / Calland Engineering, Inc.

**MAP/EXHIBIT DATE**

01/21/2025

**PROJECT OVERVIEW**

A Tentative Parcel Map to create two single-family residential lots on 15,425 gross/net square feet (0.4 gross/net acres). The existing single-family residence on Lot No. 1 will remain. The existing attached porch and seven-foot wooden fence on Lot No. 1 and the detached two-car garage will be demolished and reconstructed on Lot No. 1. The new attached two-car garage will have a 15-foot-wide driveway approach. The proposed grading is 15 cubic yards ("cy") of cut, 0 cy of fill, and 15 cy of export, for a total of 15 cy of earthwork.

**LOCATION**

14943 Fairgrove Avenue, La Puente

**ACCESS**

Fairgrove Avenue

**ASSESSORS PARCEL NUMBER**

8471-012-001

**SITE AREA**

15,425 gross/net square feet (0.4 gross/net acres)

**GENERAL PLAN / LOCAL PLAN**

East San Gabriel Valley Area Plan

**ZONED DISTRICT**

Puente

**PLANNING AREA**

East San Gabriel Valley

**LAND USE DESIGNATION**

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

**ZONE**

R-1-6000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area)

**PROPOSED UNITS**

2 lots

**MAX DENSITY/UNITS**

4 units

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)****SUPERVISORIAL DISTRICT**

Categorical Exemptions: Class 1 - Existing Facilities, 1  
Class 2 - Replacement or Reconstruction,  
Class 3 - New Construction or Conversion of Small  
Structures, and Class 15 - Minor Land Divisions

**KEY ISSUES**

- Consistency with the East San Gabriel Valley Area Plan.
- Satisfaction with the following portions of Title 22 of the Los Angeles County Code:
  - Chapter 21.48 (Minor Land Divisions)
  - Section 22.18.040 (Development Standards for Residential Zones)
  - Chapter 22.366 (East San Gabriel Valley Planning Areas Standards District)

**CASE PLANNER:**

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