

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: February 11, 2026

HEARING DATE: February 25, 2026 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2020-002699

PERMIT NUMBER: Tentative Parcel Map No. 82963 (RPPL2020008360)

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 17133 E. Francisquito Avenue, Valinda

OWNER: Sharon Chang Trust

APPLICANT: Calland Engineering

PUBLIC MEETINGS HELD: 1 of 5

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

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

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2020-002699, Tentative Parcel Map No. 82963 (RPPL2020008360), based on the Findings (Exhibit C - Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D - Conditions of Approval).

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 NO. 82963 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- Tentative Parcel Map No. 82963 (“PM82963”) to create three residential parcels on 0.7 gross (0.6 net) acres (“Project”) located at 17133 E. Francisquito Avenue in the unincorporated community of Valinda (“Project Site”) pursuant to County Code Section 21.48.010 (Minor Land Divisions).

B. Project

PM82963, dated October 29, 2025, depicts three residential parcels on 0.7 gross (0.6 net) acres. Parcel No. 1 is 7,870 gross/net square feet, Parcel No. 2 will be 10,826 gross (8,632.5 net) square feet, and Parcel No. 3 will be 11,327 gross (9,133 net) square feet. The existing chain link and wooden fencing will be removed, and new three-and-one-half foot high and six-foot-high concrete block walls will be installed along the Project Site’s western and eastern property lines. The project site is vacant, and no other development or grading is proposed at this time. Each proposed parcel has frontage on E. Francisquito Avenue. Parcel No. 1 provides 79 feet of frontage along E. Francisquito Avenue, a 60-foot-wide public street. Parcel Nos. 2 and 3 are designed as flag lots with access strips that are each 10.5 feet wide as well as 10.5 feet of street frontage each on E. Francisquito Avenue. Within the combined access strips a future 21-foot-wide private driveway and fire lane will be built when development is proposed and will require a reciprocal access easement for shared use.

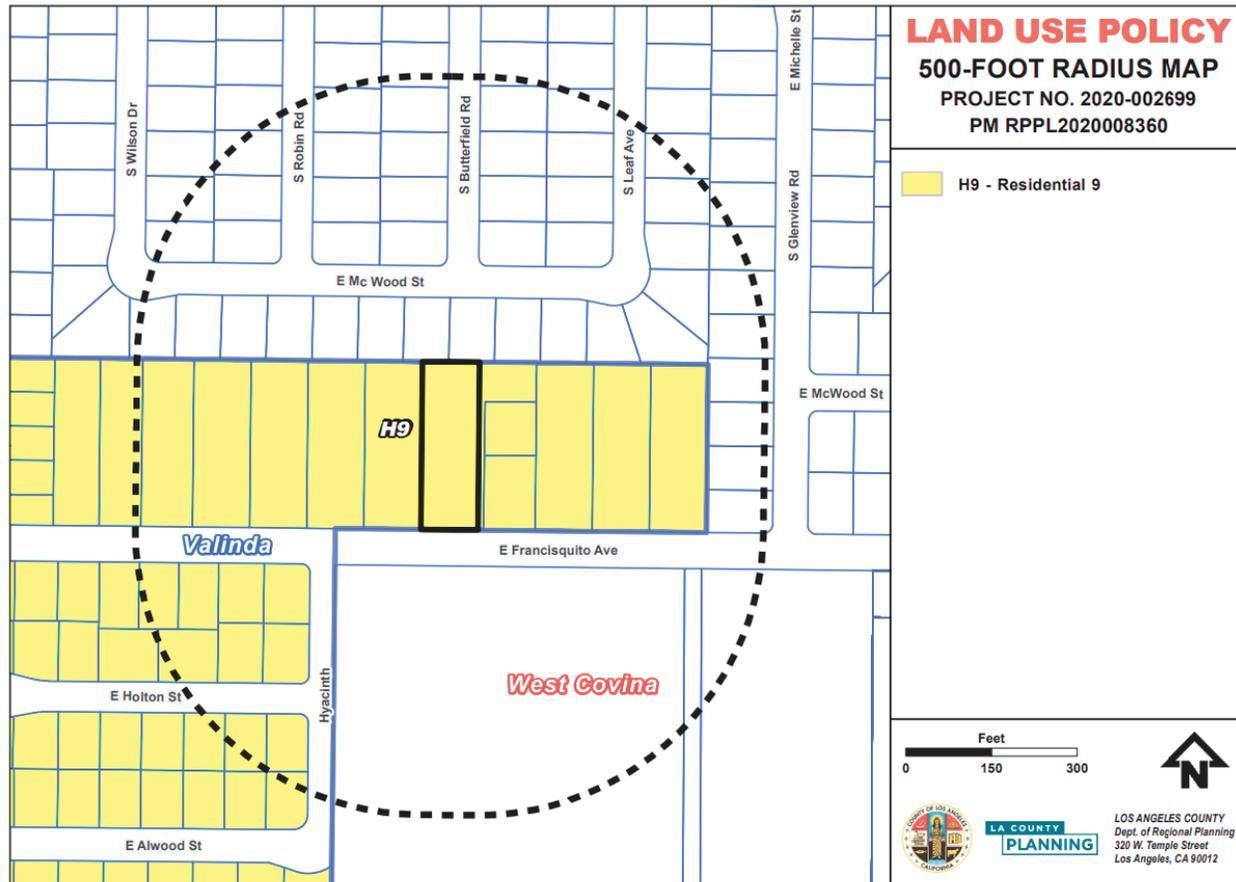
The Project does not provide affordable housing because it includes fewer than five units or lots and is therefore not required to provide affordable housing pursuant to the Inclusionary Housing Ordinance (“IHO”). Furthermore, the Project is not subject to any rental replacement requirements as the Project Site has been vacant for over 20 years.

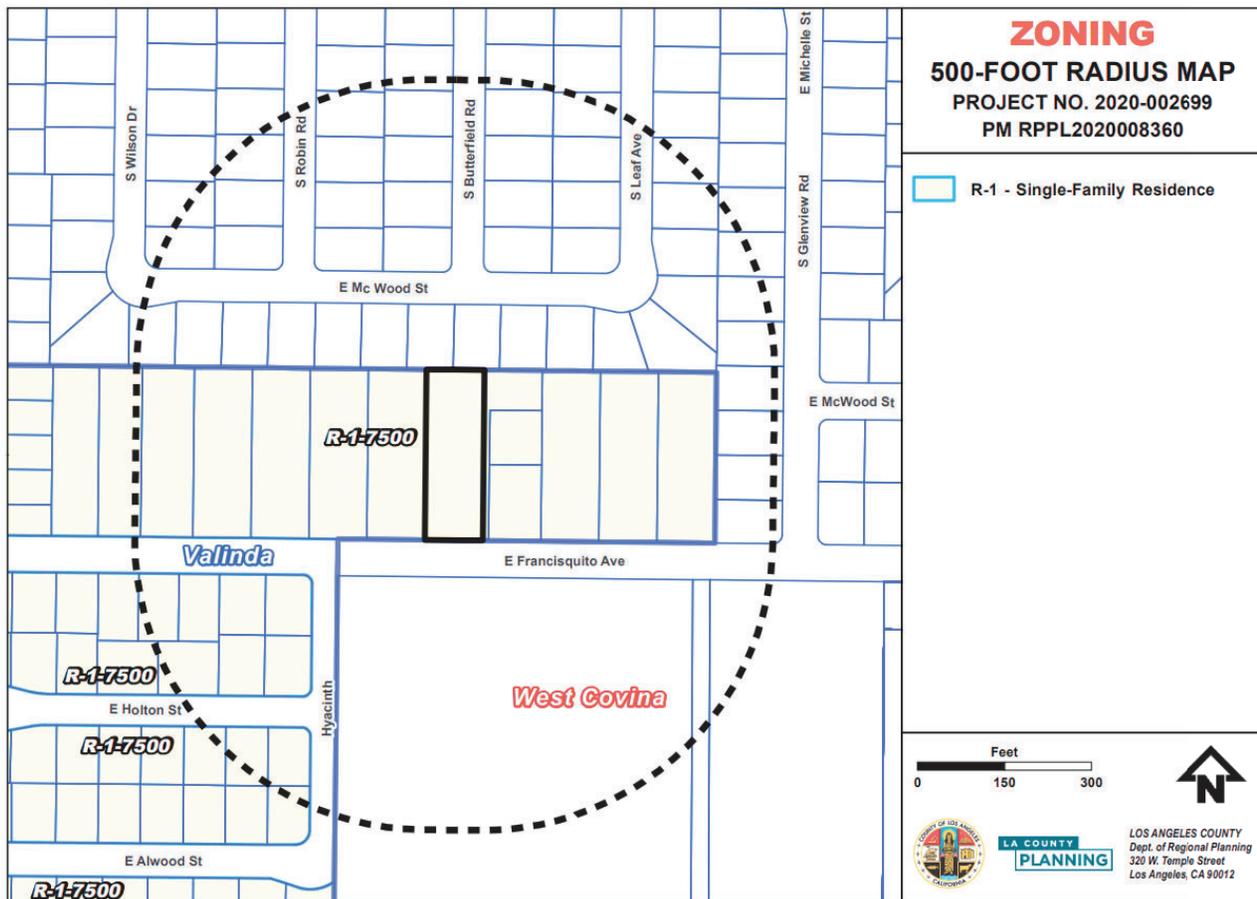
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	EAST SAN GABRIEL VALLEY (“ESGV”) AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9 - 0 to 9 Dwelling Units Per Acre)	R-1-7,500 (Single-Family Residential - 7,500 Square Feet Minimum Lot Area)	Vacant
NORTH	City of West Covina	City of West Covina,	Single-family residences (“SFRs”)

EAST	City of West Covina, H9	City of West Covina, R-1-7,500	SFRs
SOUTH	City of West Covina, H9	City of West Covina, R-1-7,500	South Hills Academy, and SFRs.
WEST	City of West Covina, H9	City of West Covina, R-1-7,500	SFRs





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494_1	A-1 (Light Agricultural)	September 12, 1927
3811	Covina Highlands District, A-1	March 25, 1941
5122	Puente Zoned District, A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Lot Area)	June 3, 1948
5565	R-1-7,500	July 18, 1950

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
TM-PM071931, RENV-201200090	Three-lot split and an environmental assessment (Categorically Exemption from	Expired on October 21, 2018, Approved on August 14, 2013

	CEQA (Class 15 – Minor Land Divisions) for a three-lot subdivision	
R1ST-201300067	Pre-application counseling for a three-lot subdivision	Completed on March 25, 2020

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
10-0014384	Outside storage of commercial trucks	Case closed on December 15, 2020

ANALYSIS

A. Land Use Compatibility

The Project is on a flat, rectangular shaped parcel in an urbanized area within the H9 land use designation intended for SFRs. The Project’s maximum density under the H9 land use category is six residential units, and this Project falls within this density. The H9 land use category is intended for low to medium residential uses and densities compatible with the surrounding area. The R-1-7,500 Zone requires each new parcel to be a minimum required lot size of 7,500 net square feet. Each proposed parcel meets this requirement. Each parcel provides frontage along E. Francisquito Avenue, with Parcel Nos. 2 and 3 designed as flag lots with a future 21-foot-wide private driveway and fire lane for shared use once development is proposed. Future development on Parcel Nos. 1 through 3 will have to comply with the zoning regulations applicable at that time. There are no existing easements or oak trees on the Project Site. A total of three trees will be required to be planted within the front yard setback area of Parcel No. 1, or bonded for, prior to final map recordation.

B. Neighborhood Impact (Need/Convenience Assessment)

This is a minor land division within an urbanized area with no new physical development proposed, other than minor changes to the existing fences and walls. The Project Site is connected to existing utility services for water and sewer, road, and other infrastructure. No significant transportation impacts are anticipated as it is a minor land division, and no new development proposed at this time as part of the Project scope. Future development will be required to comply with applicable development standards. Tree planting will also be required along the frontage that will blend in with existing trees in the neighborhood. Although the public right-of-way is already improved, the Project will be required to underground new utilities, reconstruct the existing driveway on E. Francisquito Avenue to comply with ADA requirements, and plant street trees. The Project does not provide affordable housing because it includes fewer than five units or lots and is therefore not required to provide affordable housing pursuant to the IHO. Furthermore, the Project is not subject to any rental replacement requirements as it has remained vacant for over 20 years.

C. Design Compatibility

The Project does not propose development at this time and future development will be required to comply with applicable development standards, including the ESGV Planning Area Standards District. There is no specific Community Standards District applicable to the Project Site. The Project will blend in with the surrounding community, including the parcel directly adjacent to the Project Site to the east that has three parcels in a flag lot design. The Project Site has a total street frontage of 100 feet. Parcel No. 1 provides 79 feet of frontage, which exceeds the required minimum frontage of 50 feet. The access strips for Parcel Nos. 2 and 3 will result in a future, combined 21-foot-wide private driveway and fire lane that provides sufficient access similar to surrounding parcel's driveways. The Project Site is at least three times the minimum lot area required and supports the creation of three parcels, all exceeding the minimum lot size requirement of 7,500 net square feet.

GENERAL PLAN/AREA PLAN CONSISTENCY

The Project was deemed complete on August 14, 2024, and is subject to the applicable goals and policies of the General Plan and the ESGV Area Plan, a component of the General Plan, which was adopted on May 21, 2024, and in effect on June 20, 2024. 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, ESGV Area 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 disapproving 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, one meeting occurred on the following date:

- Regional Planning Commission Hearing held on February 25, 2026.

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Although the Project is within the San Gabriel Valley Submarket area, the IHO does not apply to this Project as it includes fewer than five units or lots. The Project Site has also been vacant for over 20 years and therefore is not subject to the County's Affordable Housing Replacement requirements, nor in following were any rental units withdrawn from the rental market according to the Ellis Act within the 10 years prior to application submittal. 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 California Government Code Section 66474 (Tentative Maps). 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 15 (Minor Land Divisions) Categorical Exemption under the County environmental guidelines and State CEQA Guidelines Section 15315. The Project will subdivide 0.7 gross (0.6 net) acres into three parcels and make minor changes to the existing fences and walls. The Project qualifies for this Categorical Exemption, since it involves the subdivision of an existing vacant lot in an urbanized area zoned for residential, into less than four lots and conforms with the ESGV Area Plan with no variances or exceptions required. The existing six-foot-high concrete block wall on the northern property line will remain, and all chain link and wooden fencing will be removed. The Project includes the installation of new three-and-a-half foot high to six-foot-high concrete block wall around the Project Site’s western and eastern property lines, in compliance with County Code requirements; however, no other development or grading is proposed at this time. The Project Site has access to a public right-of-way and existing services such as sewer and water; was not involved in a subdivision of a larger lot within the previous two years; and does not have an average slope greater than 20 percent. Furthermore, 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 or sensitive natural resources or hazards on the site. 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. Therefore, there are no exceptions to the exemption. An environmental determination (Exhibit F - Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

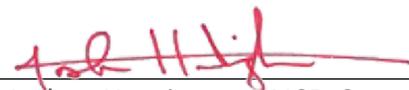
The LA County Subdivision Committee (“Subdivision Committee”) consists of representatives from LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health. Based on tentative map dated October 29, 2025, the Subdivision Committee cleared the Project for public hearing.

B. 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:



Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Tentative Parcel Map dated October 29, 2025
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof & Flag Lot Supplemental Info
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos

LEGEND:

- ◊ — FIRE HYDRANT
- EDGE PAVEMENT
- WATER VALVE
- ◻ — METER, FULL BOX
- SIGN
- CONCRETE
- BLOCK WALL
- STREET LIGHT
- WOOD FENCE (WDF)
- WROUGHT IRON FENCE (WIF)
- CHAINLINK FENCE (CLF)
- ACU — AIR CON. UNIT
- AC — ASPHALT PAVEMENT
- BS — BOTTOM OF STEPS
- CHMY — CHIMNEY
- CL — CENTERLINE
- D.O. — DRAIN OUTLET
- EG — EDGE OF GUTTER
- FC — FINISHED CONCRETE
- FFD — FINISHED FLOOR
- FH — FIRE HYDRANT
- FL — FLOWLINE
- FS — FINISHED SURFACE
- GB — GRADE BREAK
- GM — GAS METER
- ET — TRANSFORMER, ELECTRIC
- INV. — INVERT
- NG — NATURAL GROUND
- PA — PLANTER AREA
- PL — PROPERTY LINE
- TR — TOP MANHOLE RIM
- R/W — RIGHT OF WAY
- SMH — SANITARY SEWER MANHOLE
- TS — TOP OF STEPS
- TC — TOP OF CURB
- TG — TOP OF GRATE
- TW — TOP OF WALL
- TX — TOP OF "X"
- WIF — WROUGHT IRON FENCE
- WM — WATER METER
- WV — WATER VALVE
- EPB — ELECTRIC PULL BOX
- GI — GRATE INLET
- AIRC — AIR CONDITIONER
- UC — UNDER CONSTRUCTION
- () — EXISTING ELEVATION

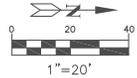
CONTOUR INTERVAL = 1 FOOT

**"MINOR LAND DIVISION
TENTATIVE PARCEL NUMBER 82963
(FOR SUBDIVISION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"**

A PORTION OF LOT 300 OF E.J. BALDWIN'S FIFTH'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGES 134 AND 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8490-021-009

**LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
TENTATIVE PMS2963
10-29-25**



ENGINEER:

JACK LEE, RCE 40870
574 E. LAMBERT ROAD,
BREDA, CA 92821
TEL: 714.671.1050
FAX: 714.671.1090

UTILITIES:

- WATER — SUBURBAN WATER SYSTEMS — SAN JOSE HILLS DISTRICT
- SEWER — COUNTY OF LOS ANGELES
- GAS — SOUTHERN CALIFORNIA GAS CO.
- ELECTRICAL — SOUTHERN CALIFORNIA EDISON CO.
- TELEPHONE — AT&T / SBC
- CABLE TV — VALLEY VISTA SERVICES INC.
- TRASH — DIRECT TV

EARTHWORK QUANTITIES:

CUT: 0 CY FILL: 0 CY
EXPORT: 0 CY OVER-EXCAVATION: 0 CY

SPECIAL NOTES:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

PROJECT SUMMARY:

OWNER: SHARON CHANG
815 E. CHESTNUT AVE., SAN GABRIEL, CA 91776
(626) 202-5158

PROJECT ADDRESS: 17133 FRANCISQUITO AVE., WEST COVINA, CA 91791

PROJECT DESCRIPTION: SUBDIVIDE 1 LOT INTO 3 SINGLE LOTS

EXISTING LOT: 1

PROPOSED LOT: 3

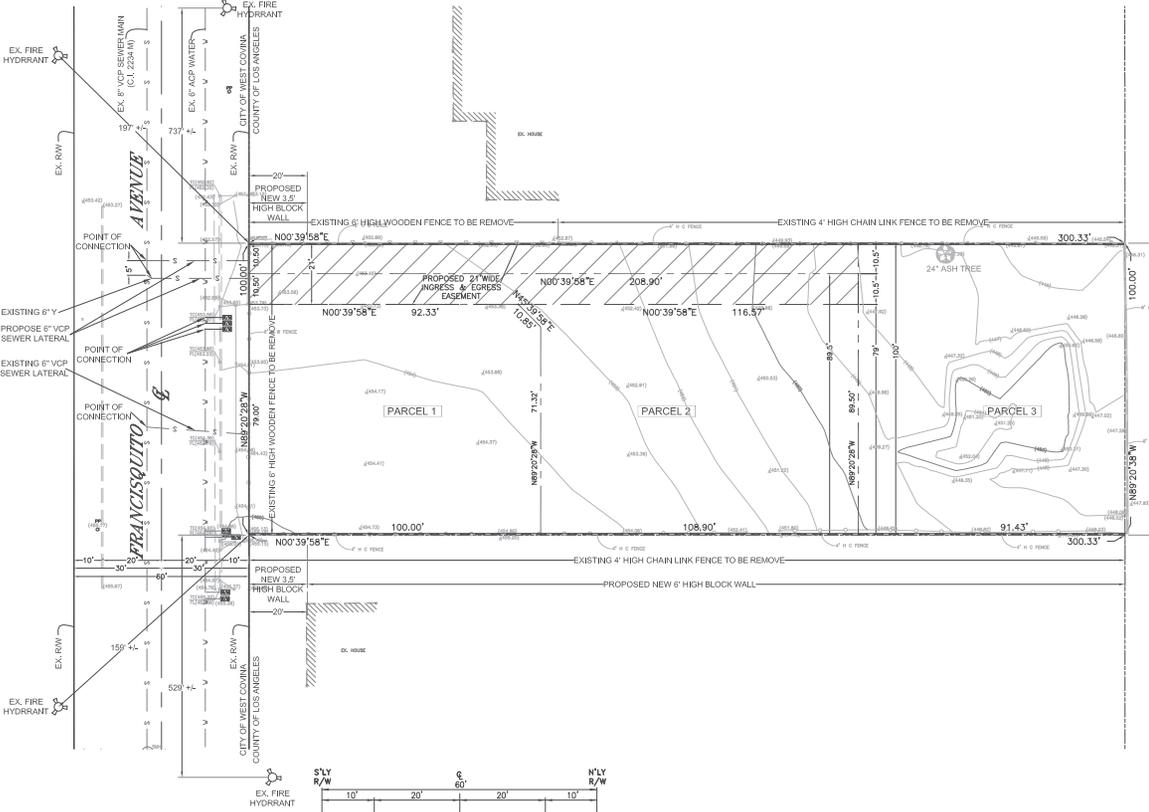
A.P.N.: 8490-021-009

ZONING: R-1-7000

LAND USE DESIGNATION: H9

GROSS AREA: 0.889 ACRE (30,023 S.F.)

NET AREA: 0.589 ACRE (25,636 S.F.)



	GROSS (SQ.FT)	GROSS (ACRE)	NET (SQ.FT)	NET (ACRE)	PROPOSED EASEMENT (SQ.FT)
PARCEL 1	7,870	0.181	7,870	0.181	0
PARCEL 2	10,826	0.248	8,632.50	0.198	2,193.50
PARCEL 3	11,327	0.260	9,133.50	0.210	2,193.50

- NO OAK TREE ONSITE
- NO EXISTING EASEMENT ON-SITE
PUBLIC EASEMENT
- NO ENTRANCE GATE PROPOSED



NOTE:
TOPO SURVEY MAP WAS DONE BY CAL LAND ENGINEERING & ASSOCIATES, INC. 574 E. LAMBERT ROAD, BREDA, CA 92821. PHONE: (714) 671-1050



<p>BENCHMARK:</p> <p>COUNTY B.M. NO. 465522 L&N&L E CB 1.8M(GFT) N/O BCR @ NE COR FRANCISQUITO AV & LARK ELLEN AV ELEVATION: 433.652' (NAVD 1988)</p>	<p>PROJECT LOCATION:</p> <p>17133 FRANCISQUITO AVE., WEST COVINA, CA 91791</p>	<p>OWNER:</p> <p>SHARON CHANG 815 E. CHESTNUT AVE., SAN GABRIEL, CA 91776 (626) 202-5158</p>	<p>DRAWN: N.T./PS</p> <p>CHECKED:</p> <p>DATE: 10/10/2025</p> <p>JOB NO.: 22-193-001</p> <p>SCALE: 1" = 20'</p> <p>FILE NAME:</p>
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CALLAND ENGINEERING
& ASSOCIATES, INC.

574 E. LAMBERT ROAD, BREDA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

T-1

SHEET 1 OF 1 SHT.

**PROJECT NUMBER**

PRJ2020-002699

HEARING DATE

February 25, 2026

REQUESTED ENTITLEMENT

Tentative Parcel Map No. 82963 (RPPL2020008360)

PROJECT SUMMARY

OWNER / APPLICANT

Sharon Chang Trust / Calland Engineering

MAP DATE

October 29, 2025

PROJECT OVERVIEW

Tentative Parcel Map to create three residential parcels on approximately 0.7 gross (0.6 net) acres. Parcel No. 1 will be 7,870 gross/net square feet, Parcel No. 2 will be 10,826 gross (8,632.5 net) square feet, and Parcel No. 3 will be 11,327 gross (9,133 net) square feet. All parcels provide frontage on E. Francisquito Avenue. Parcels Nos. 2 and 3 are designed as flag lots with a combined future 21-foot-wide shared private driveway and fire lane with a reciprocal access easement for shared use and access. The existing six-foot-high concrete block wall on the northern property line will remain, and all chain link and wooden fencing will be removed. The Project includes the installation of new three-and-one-half foot high and six-foot-high concrete block walls along the Project Site’s western and eastern property lines. No other development or grading is proposed at this time. There are no existing oak trees or easements on the Project Site, which is vacant.

LOCATION

17133 E. Francisquito Avenue, Valinda

ACCESS

E. Francisquito Avenue

VERY HIGH FIRE HAZARD

No

ASSESSORS PARCEL NUMBER

8490-021-009

SITE AREA0.7 gross acres / 30,023 gross square feet
0.6 net acres / 25,636 net square feet**GENERAL PLAN/LOCAL PLAN**

East San Gabriel Valley (“ESGV”) Area Plan

PLANNING AREA

ESGV

SUP DISTRICT

1

LAND USE DESIGNATION

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

ZONE

R-1-7,500 (Single-Family Residential - 7,500 Square Feet Minimum Lot Area)

ZONED DISTRICT

Puente

PROPOSED LOTS

3 Lots

MAX DENSITY/UNITS

6 Units

APPLICABLE STANDARDS DISTRICTSESGV Planning Area Standards District (“PASD”) ([Chapter 22.366](#))**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 15 Categorical Exemption - Minor Land Divisions

KEY ISSUES

- Consistency with the ESGV Area Plan, Title 21 and 22, and the Subdivision Map Act
- Satisfaction with the following portions of Title 21 and Title 22 of the County Code:
 - Section 21.24.320 (Flag Lots)
 - Chapter 21.48 (Minor Land Divisions)
 - Section 22.18.040 (Development Standards for Residential Zones)
 - Chapter 22.366 (ESGV PASD)

CASE PLANNER:

Erica G. Aguirre

PHONE NUMBER:

(213) 893 - 7020

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

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2020-002699
TENTATIVE PARCEL MAP NO. 82963 (RPPL2020008360)

RECITALS

1. **HEARING DATES.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on February 25, 2026, in the matter of Project No. PRJ2020-002699, consisting of Tentative Parcel Map No. 82963 (RPPL2020008360) (“PM82963”).
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The subdivider, Sharon Chang Trust / Calland Engineering (“subdivider”), requests a tentative map to create three residential parcels, including two flag lots, on 0.7 gross (0.6 net) acres within the unincorporated community of Valinda, pursuant to County Code Chapter 21.48 (Minor Land Divisions).
4. **PREVIOUS ENTITLEMENT.** Tentative Parcel Map No. 071931 was a previously approved subdivision for a minor land division to create three parcels, including two flag lots, with an environmental assessment concluding that the project was Categorical Exempt from CEQA (Class 15 – Minor Land Divisions). However, this approval expired on October 25, 2018, and no development occurred.
5. **ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
6. **LOCATION.** The Project is located at 17133 E. Francisquito Avenue within the East San Gabriel Valley (“ESGV”) Planning Area (“Project Site”).
7. **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 ESGV Area Plan (“Area Plan”), a component of the General Plan. The Area Plan went into effect on June 20, 2024, and applies to PM82963 as PM82963 was deemed complete on August 14, 2024.
8. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Lot Area). The Project Site is also within the ESGV Planning Area Standards District (“PASD”).

9. SURROUNDING LAND USES AND ZONING.

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	City of West Covina	City of West Covina	Single-family residences (“SFRs”)
EAST	City of West Covina, H9	City of West Covina, R-1-7,500	SFRs
SOUTH	City of West Covina, H9	City of West Covina, R-1-7,500	South Hills Academy, and SFRs
WEST	City of West Covina, H9	City of West Covina, R-1-7,500	SFRs

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.7 gross acres (30,023 gross square feet) in size and consists of one legal parcel. The Project Site is rectangular in shape, flat, and has been vacant for over 20 years. There is a combination of chain-linked, wooden and concrete wall fencing on the Project Site.

B. Site Access

The Project Site is accessible via E. Francisquito Avenue, a 60-foot-wide public street within the City of West Covina. Parcel Nos. 2 and 3 will be accessible from a future 21-foot-wide private driveway and fire lane to be built on two separate, contiguous 10.5-foot-wide access strips as part of the flag lot design. A reciprocal access easement will ensure shared access in perpetuity for Parcel Nos. 2 and 3.

C. Tentative Map

The Tentative Parcel Map dated October 29, 2025, depicts three residential parcels, including Parcel Nos. 2 and 3 with a flag lot design on 0.7 gross (0.6 net) acres. Parcel No. 1 is 7,870 gross/net square feet, Parcel No. 2 will be 10,826 gross (8,632.5 net) square feet, and Parcel No. 3 will be 11,327 gross (9,133 net) square feet. All parcels provide frontage on E. Francisquito Avenue. The contiguous 10.5-foot-wide access strips as part of the flag lot design for Parcels 2 and 3 will form a 21-foot-wide private driveway and will have a reciprocal access easement for shared access. The six-foot-high concrete wall fencing along the northern property line will remain, and the chain-link and wooden fencing along the western and eastern property lines will be removed and replaced with concrete perimeter walls ranging from three-and-one-half feet high, within the front yard

setback areas, to six feet high. There are no existing oak trees on the Project Site and no grading or other development is proposed.

D. Affordable Housing

The Project is exempt from the Inclusionary Housing Ordinance ("IHO") because the Project does not meet the applicability requirements of County Code Section 22.121.030 (Applicability), as the Project does not have a baseline of five dwelling units. Affordable rental replacement is not required since the Project Site has been vacant for over 20 years, and County Code Chapter 22.119 (Affordable Housing Replacement) does not apply.

11. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") Staff determined that this Project qualifies as a Class 15 (Minor Land Divisions) Categorical Exemption under the County environmental guidelines and State CEQA Guidelines Section 15315. The Project will subdivide 0.7 gross (0.6 net) acres into three parcels and make minor changes to the existing fences and walls. The Project qualifies for this Categorical Exemption, since it involves the subdivision of an existing vacant lot in an urbanized area zoned for residential, into less than four lots and conforms with the ESGV Area Plan with no variances or exceptions required. The existing six-foot-high concrete block wall on the northern property line will remain, and all chain link and wooden fencing will be removed. The Project includes the installation of new three-and-a-half foot high to six-foot-high concrete block wall around the Project Site's western and eastern property lines, in compliance with County Code requirements; however, no other development or grading is proposed at this time. The Project Site has access to a public right-of-way and existing services such as sewer and water; was not involved in a subdivision of a larger lot within the previous two years; and does not have an average slope greater than 20 percent. Furthermore, 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 or sensitive natural resources or hazards on the site. 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. Therefore, there are no exceptions to the exemption.

12. COMMUNITY OUTREACH. No community outreach has been performed.

13. PUBLIC COMMENTS. As of the writing of this report, no public comments have been received.

14. AGENCY RECOMMENDATIONS.

A. County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire (“Fire”), Parks and Recreation, and Public Health: Recommended approval of Tentative Parcel Map dated October 29, 2025.

15. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting), the community was properly notified of the public hearing by mail, and newspaper San Gabriel Valley Tribune, and property posting. On January 15, 2026, a total of 398 Notices of Public Hearing were mailed to all property owners identified on the County Assessor’s record within a 1,000-foot radius from the Project Site, as well as 12 notices to those on the courtesy mailing list for the Puente Zoned District.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Commission finds that the Project is consistent with Area Plan’s H9 land use category because this is intended for SFRs, which is consistent with this Project. The Project includes three lots, which falls within the maximum allowable density for the Project Site, which is six units. The proposed flag lot design is similar to the adjacent property and blends in with the surrounding neighborhood. The Commission therefore finds that the Project promotes residential consistency in both density and lot design.

17. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following goals and policies of the General Plan and Area Plan:

General Plan

Goal Land Use (“LU”) 4: Infill development and redevelopment that strengthens and enhances communities.

Goal LU5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.

The Project Site is surrounded by and served by existing public utilities and infrastructure including sewer, water, and roads as well as several nearby schools, and less than 0.5 miles away from commercial services and public transportation along Azusa Avenue, a Major Highway on the County Master Plan of Highways, to the east. Once the parcels are developed, future residents will have access to nearby services without the need for vehicles, supporting a healthier lifestyle, enhancing the community.

Area Plan

Policy LU-1.1: Foster sustainable growth patterns. Plan for the orderly and sustainable growth of the ESGV. Focus growth within a mile from major transit stops, a half mile from

high-quality transit corridors, and a quarter mile from established commercial centers where there is access to existing or proposed frequent transit and everyday services withing walking and biking distance.

Policy LU-2.3: Ensure Adequate Water Availability. *Ensure adequate water is available for any proposed future development given the increasing constraints on urban and suburban water supplies.*

The Project Site is about less than 0.5 miles from a major highway, Azusa Avenue, a commercial corridor to the east; and is already served by water and sewer services. The creation of three new parcels on the Project Site, with lot sizes that exceed the minimum lot size requirement of 7,500 net square feet, allows for the future development of new housing in an area with existing nearby commercial services, public utilities, and transit, including several bus lines along Azusa with Foothill Transit.

Policy LU-1.2: Complete Communities. *Foster a land use pattern that brings everyday needs and amenities within walking distance of residential neighborhoods, including public transit, parks, schools, commercial services and other daily needs.*

The Project includes flag lot designs for Parcel Nos. 2 and 3. This configuration is consistent with the existing development pattern, including one adjacent flag lot, and will allow the creation of three new parcels. The Project Site is located near several schools, and less than 0.5 mile away from commercial services and public transportation along Azusa Avenue to the east. Once the parcels are developed, future residents will have access to nearby services without the need for vehicles, supporting a healthier lifestyle, enhancing the community.

Policy LU-1.2: Complementary Growth. *Accommodate growth in a way that complements community scale and character, while accommodating a diversity of land uses.*

The 21-foot-wide private driveway incorporated as part of the flag lot design will allow for the development of SFRs in the middle and rear of the Project Site, similar to that of the adjacent parcel, blending in with the existing neighborhood.

The Project is located along E. Francisquito Avenue, a 60-foot-wide public street that connects to other public streets. Parcel No. 1 fronts and is accessible directly from E. Francisquito Avenue. Parcel Nos. 2 and 3 are also accessible from E. Francisquito Avenue via a future shared 21-foot-wide private driveway and fire lane. This ensures adequate vehicular access for future residents and emergency personnel.

Policy LU-3.2: Housing for All Ages, Stages, and Incomes. *Provide a wide variety of housing options for residents and employees of the ESGC by increasing housing choices, thereby enabling residents to find appropriate housing for their income, age, and stage in life.*

The Project will result in a subdivision for the potential future creation of at least three for-sale SFRs increasing housing availability for residents of the ESGV.

***Policy LU-3.3: Residential Neighborhoods.** Preserve the character of the the ESGV's established residential neighborhoods and equestrian districts and ensure that any new development contributes to the preservation and enhancement of the character and scale of these communities.*

The Project is within a single-family residential neighborhood that is predominantly developed with detached SFRs. Although the Project does not propose development at this time, future development will be consistent with the R-1 Zone, which allows single-family residential development that is consistent with applicable setbacks, heights, and with the ESGV PASD development standards.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** While the Project is a minor land division to create three residential parcels with no development proposed, the Commission finds that the future development of residences will be consistent with the R-1 zoning classification as the detached residential uses are permitted in such zone pursuant to County Code Chapter 22.18 (Residential Zones).
19. **APPLICABLE STANDARDS DISTRICTS.** While the Project is a minor land division to create three residential parcels with no development proposed, the Commission finds that the future development of residences will need to be consistent with applicable standards pursuant to County Code Chapter 22.366 (ESGV PASD). The Project does not propose development or grading at this time and future development will be required to comply with all applicable standards in place at that time.
20. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.240 (Area and width—Requirements generally) as the areas of Parcel No. 1 is 7,870 net square feet, Parcel No. 2 is 8,632.5 net square feet, and Parcel No. 3 is 9,133.5 net square feet, respectively, all exceeding the 7,500 net square feet required by zoning. All three parcels will exceed a minimum 50-foot width average, ranging from 79 feet wide (Parcel No. 1) to 100 feet wide (Parcel No. 3).
21. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage) which states that the minimum frontage shall be equal to or greater than the average lot width. In this case, Parcel No. 1 provides about 79 feet of street frontage, which is equal to the lot width. Parcel Nos. 2 and 3 will each provide 10.5 feet of street frontage, exceeding the 10-foot minimum

allowed for two contiguous vehicular access strips, forming a common driveway, pursuant to County Code Section 21.24.320 (Flag Lots).

22. **REQUIRED YARDS AND HEIGHT.** While the Project is a minor land division to create three residential parcels with no development proposed, the Commission finds that the future development of residences will need to be consistent with applicable standards pursuant to the R-1 Zone pursuant to County Code Section 22.180.040 (Development Standards for Residential Zones) and Chapter 22.366 (ESGV PASD).
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 chain-link and wooden fencing along the western and eastern property lines will be removed prior to final map recordation, and the existing six-foot-high concrete block wall along the northern property complies with the County Code requirements and will remain. The proposed concrete block perimeter walls along the western and eastern property lines will range from three-and-one-half feet high within the front yard setback areas, to six-foot-high within the side and rear yard setback areas, in compliance with the height limits noted in County Code Section 22.110.070 (Fences and Walls).
24. **TREE PLANTING.** The Commission finds that the Project is consistent with the tree planting standards identified in County Code Section 21.32.195 (On-Site Trees). The on-site tree planting requirement is one tree for each 25 feet of street frontage. Based on street frontage of approximately 79 feet for Parcel No. 1, a minimum of three trees will be required within the front yard area.
25. **INCLUSIONARY UNITS.** The Commission finds that the Project is exempt from County Code Chapter 22.121 (Inclusionary Housing) because the Project proposed is fewer than five dwelling units or lots.
26. **FLAG LOT DESIGN.** The Commission finds that the Project is consistent with the development standards identified in County Code Section 21.24.320 (Flag Lots). The Project Site is rectangular in shape with sufficient area to accommodate three residential parcels as it is more than three times the minimum lot area of 7,500 net square feet. The Project Site is approximately 300 feet in length and 100 feet in width. The Project Site's narrow width does not allow the creation of three parcels that meet the minimum required 50 feet of street frontage required. The flag lot configuration allows for the creation of three parcels that is also compatible with the surrounding community pattern, including one adjacent flag lot design. Parcel Nos. 2 and 3 are designed as flag lots and will each have an access strip of 10.5 feet, exceeding the 10-foot-wide minimum allowed for two contiguous vehicular access strips. This will form a future shared private driveway, and will be designed so that the finished grade does not exceed 20 percent, as required pursuant to County Code Section 21.24.320 (Flag Lots).

TENTATIVE PARCEL MAP SPECIFIC FINDINGS

27. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project provides similar density as the surrounding residential development. The Project Site is located near several schools, and less than 0.5-mile away from commercial services located to the east of the Project Site along Azusa Avenue. Future residential development will be near existing commercial services and within walking distance to public transportation, thereby reducing the need to use of single-occupancy vehicles for short trips in the community.
28. **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 create three parcels within the allowable density, and with a parcel configuration that will blend in with the surrounding neighborhood. No development or grading is proposed at this time; however, the parcels will accommodate future single-family residential development compatible with similar development on adjacent parcels. The Project Site's frontage will continue to be 100 feet wide, accommodating a 21-foot-wide private driveway and fire lane for Parcel Nos. 2 and 3.
29. **The Commission finds that the site is physically suitable for the type of development.** The Project Site is a rectangular shape with three times the area of the minimum required parcel size of 7,500 net square feet; therefore, the Project Site is suitable for a subdivision. The Project Site is flat and there are no natural resources constraints. The proposed flag lot configuration accommodates three parcels, with adequate access and reduced frontage for Parcels Nos. 2 and 3. The Project does not propose new construction at this time and future development will be required to comply with all applicable development standards.
30. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is within the H9 land use category, which allows a density maximum of six units, and is within the R-1-7,500 Zone, which requires at least 7,500 net square feet per parcel. The creation of three parcels is consistent with the maximum permitted for this Project. Parcel No. 1 is 7,870 gross/net square feet, Parcel No. 2 will be 10,826 gross (8,632.5 net) square feet, and Parcel No. 3 will be 11,327 gross (9,133 net) square feet. All parcels provide frontage on E. Francisquito Avenue.
31. **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 proposes to create three residential parcels. No construction is proposed at this time. There are no existing oak trees on the Project Site. It is located within a fully developed urbanized/suburban setting and does not contain any sensitive wildlife or habitat environments. The Commission finds that there is no substantial

evidence, based on the record, that the proposed Project will have potential for adverse effects on wildlife resources or their habitat.

32. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The Project is designed with a share access strip and reciprocal access easement that will result in a future 21-foot-wide private driveway and fire lane in compliance with Fire requirements, which require a minimum 20-foot-width clearance for the common driveway. The Commission also finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
33. **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 Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements. The Project will include a future shared reciprocal access easement benefiting Parcel Nos. 2 and 3, and there are no other existing easements on the Project Site.

SUPPLEMENTAL FINDING – FLAG LOT DESIGN

34. **The Commission finds that the advisory agency may disapprove the plating of flag parcels where the design is not justified by topographic conditions or the size and shape of the division of land, or where this design conflicts with the pattern of neighborhood development.** The Commission finds that the Project Site is 0.7 gross acres and approximately 100 feet wide by 300 feet deep, and accommodates up to three parcels that are 7,500 net square feet each. The flag lot design for Parcel Nos. 2 and 3 allows the creation of three parcels that comply with the required area, and will include a 21-foot-wide private driveway and fire lane for Parcel Nos. 2 and 3 in compliance with County Code requirements. The Project will have a reciprocal access easement to ensure permanent shared access for Parcel Nos. 2 and 3. The design does not conflict with the exiting pattern of development, but rather blends in with the existing low-to-medium density residential uses, including the adjacent lot that has a similar existing flag lot design.

ENVIRONMENTAL FINDING

35. **The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions).** The Project qualifies as a Class 15 (Minor Land Divisions) Categorical Exemption because it will subdivide 0.7 gross (0.6 net) acres into three parcels, making minor changes to the existing

fences and walls. The Project qualifies for this Categorical Exemption, since it involves the subdivision of an existing vacant lot in an urbanized area zoned for residential, into less than four lots and conforms with the ESGV Area Plan with no variances or exceptions required. The existing six-foot-high concrete block wall on the northern property line will remain, and all chain link and wooden fencing will be removed. The Project includes the installation of new three-and-a-half foot high to six-foot-high concrete block wall around the Project Site's western and eastern property lines, in compliance with County Code requirements; however, no other development or grading is proposed at this time. The Project Site has access to a public right-of-way and existing services such as sewer and water; was not involved in a subdivision of a larger lot within the previous two years; and does not have an average slope greater than 20 percent. Furthermore, 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 or sensitive natural resources or hazards on the site. 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. Therefore, there are no exceptions to the exemption.

ADMINISTRATIVE FINDINGS

36. **HOUSING ACCOUNTABILITY ACT ("HAA").** The Commission finds that the Project is subject to the HAA as it proposes to create three residential parcels and is consistent with the General Plan and Zoning requirements and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

37. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB 330 (The Housing Crisis Act), the number of publicly held meetings does not exceed the five-meeting limit. One meeting occurred on the following date:

- Commission Hearing held on February 25, 2026.

38. **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 this type of development since the Project complies with all development standards of the R-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 R-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. The flag lot design is justified by the size and shape of the division of land, and the design is not in conflict with the pattern of neighborhood development.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions); and
2. Approves **TENTATIVE PARCEL MAP NO. 82963 NO. (RPPL2020008360)**, subject to the attached conditions.

JSH:ACB:EGA

February 11, 2026

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2020-002699
TENTATIVE PARCEL MAP NO. 82963 (RPPL2020008360)**

PROJECT DESCRIPTION

The project is a tentative parcel map to create three residential parcels, including two parcels with flag lot designs, on a 0.7 gross acres (0.6 net acres) located at 17133 E. Francisquito Avenue, in the unincorporated community of Valinda, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Subdivider.** 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. **Affidavit of Acceptance.** 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. **Date of Final Approval.** 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. **Indemnification.** 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. **Invalidation.** 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. **Litigation Deposit.** 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. **Expiration. Tentative Parcel Map No. 82963 shall expire on February 25, 2028.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative parcel 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. **Conditions Compliance.** 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.
9. **Inspection Fees.** 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.

10. **Library Facilities Mitigation Fees.** 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.
11. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions and result in revocation.
12. **County Fire Code.** 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").
13. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
14. **Compliance with County Code Titles 21 and 22.** 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 Parcel Map, or an approved Amendment Map.
15. **Maintenance.** 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

16. **Grant.** This grant shall authorize the creation of three parcels, including two flag parcels, as depicted on the Tentative Parcel Map dated October 29, 2025.
17. **Lot Line Adjustment.** Permission is granted to adjust lot lines to the satisfaction of LA County Planning.
18. **Subdivision Committee Conditions.** Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports Tentative Parcel Map dated October 29, 2025, consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.
19. Permission is granted for Parcel Nos. 2 and 3 to be flag lots, each with a minimum access strip of 10.5 feet.

Reciprocal Access Easement

20. **Reciprocal Access Easement Document** Prior to final map recordation, the Subdivider shall submit a draft copy of the reciprocal ingress and egress access easement as shown on the Tentative Parcel Map.
21. **Reciprocal Access Easement Covenant.** Prior to final map recordation, the subdivider shall submit a draft reciprocal access easement covenant to LA County Planning for review and approval, agreeing to record the proposed ingress and egress easement once the properties change ownership. The covenant shall be recorded immediately after the recordation of the final map.

Street Frontage

22. **Street Frontage.** The Subdivider shall provide at least 79 feet of street frontage for Parcel No. 1 and at least 10 feet of street frontage for Parcel Nos. 2 and 3, respectively.

PRIOR TO RECORDATION OF A FINAL MAP

Private Driveway and Fire Lane

23. The future private driveway shall be labeled as “No Parking - Fire Lane” on the final map.
24. 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 Tentative Parcel Map dated October 29, 2025.

25. The Subdivider shall provide for continued enforcement in a maintenance agreement. The Subdivider shall submit a draft copy of the maintenance agreement to LA County Planning for review and approval.
26. The Subdivider shall post on private driveways: “No Parking-Fire Lane”, unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the maintenance agreement. The Subdivider shall submit a draft copy of the maintenance agreement to LA County Planning for review and approval.

Tree Planting.

27. The Subdivider shall submit a tree planting plan to the Director of LA County Planning ("Director") for review and approval, depicting the planting location, size and species of the **three** tree plantings required by this grant, which would be required in the front yard of Parcel No. 1 along the frontage. 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.

Existing Structures

28. The Subdivider shall provide photographs and/or other evidence satisfactory to the Director that the fences and walls on the Project Site comply with the approved Tentative Parcel Map, dated October 29, 2025.

OTHER CONDITIONS

29. A final parcel map is required. A parcel map waiver is not allowed.

Attachments:

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

The following report consisting of 8 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. The underlying Tentative Parcel Map No. 071931 must be canceled prior to final map approval.
9. 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.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
11. 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.
12. 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.
13. 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.

Prepared by Jose Cruz
PM82963_rev3_RPPL2020008360
<https://planning.lacounty.gov/case/view/2020-002699>

Phone (626) 458-4921

Date 11-18-2025



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

TRACT NO.: 082963

TENTATIVE MAP DATE: 10/29/2025

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by: 
Alex Mikhailpoor

Date: 11/03/2025 Phone: (626) 458-4921

PCA LX001129/A863
EPIC LA RPPL2020008360
Telephone: (626) 458-4925

Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map 82963 Tentative Map Dated 10/29/2025 Parent Tract ---
Grading By Subdivider? [N] (Y or N) - yd³ Location West Covina (APN 8490021009)
Geologist --- Subdivider Chang
Soils Engineer --- Engineer/Arch. Calland Engineering

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

M. T. Janoyan

Maria T. Janoyan
Geotechnical Section



Date 11/12/2025

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

1. Approval of this map pertaining to grading is recommended. No grading is proposed.

PC

Name Patricia Constanza Date 11/05/2025 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 82963\RPPL2020008360\Submittal 2025-10-30\Division
Comments\pm82963g_rev3.doc

East Francisquito Avenue along the property frontage is under City of West Covina jurisdiction. The applicant shall contact the City for road conditions. Los Angeles County Public Works recommends the following.

1. Reconstruct the existing driveway on Francisquito Avenue to comply with ADA requirements. Driveway may need to be depressed and a permit to enter and construct from the neighbor may be needed.
2. Any above ground obstructions, including utility poles, must be a minimum of 4' from the top of "X" of any driveways.
3. Repair any improvements damaged during construction.
4. Execute a covenant for private maintenance of curb/parkway drains if any exists.
5. Plant street trees along the property frontage on Francisquito Avenue.
6. Underground all new utilities.
7. Comply with street lighting conditions if necessary.



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 82963 Rev 3

**TENTATIVE MAP DATED 10-29-2025
EXHIBIT "A" MAP DATED 10-29-2025**

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 (PC12744AS, dated 10-09-2025) 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. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements.
3. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

Prepared by Desmond Lew *DL*
PM82963s-rev3

Phone (626) 458-3137

Date 11-12-2025

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

1. The will serve letter issued by Suburban Water Systems, dated October 8, 2025 will expire on October 8, 2026 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:

2. Submit landscape and irrigation 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 Berdj Mirakian  Phone (626) 458-4921 Date 11-10-2025
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 82963\RPPL2020008360\Submittal 2025-10-30\Division Comments\RD-WT\pm82963w_rev3.doc



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

CASE NUMBER: RPPL20208630
PROJECT NUMBER: PM82963

MAP DATE: October 29, 2025
PLANNER: Erica Aguirre

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL

ACCESS

1. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
2. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
3. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
4. The fire lane signs shall be posted with signs stating "No Parking-Fire Lane" and provide 20 for continuous posting and enforcement of this restriction in the project's covenants, conditions and restrictions (CC&R's) or in a recorded maintenance agreement. Submit a copy of the CC&R's or maintenance agreement to the County of Los Angeles Fire Department for verification, prior to the clearance to proceed to public hearing.

WATER

5. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department C105.1 CFC.



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

CASE NUMBER: RPPL20208630
PROJECT NUMBER: PM82963

MAP DATE: October 29, 2025
PLANNER: Erica Aguirre

-
6. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
 7. The required fire for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 500 gpm at 20 psi residual pressure for 1/2 hours with one public fire hydrant flowing. Any single family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.
 8. Install (1) one PUBLIC fire hydrant in the location shown on the site map.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Martin Salazar at (323) 890-4243 or Martin.Salazar@fire.lacounty.gov.

LEGEND:

- ◊ — FIRE HYDRANT
- EDGE PAVEMENT
- WATER VALVE
- ◻ — METER, FULL BOX
- SIGN
- CONCRETE
- BLOCK WALL
- STREET LIGHT
- WOOD FENCE (WDF)
- WROUGHT IRON FENCE (WIF)
- CHAINLINK FENCE (CLF)
- ACU — AIR CON. UNIT
- AC — ASPHALT PAVEMENT
- BS — BOTTOM OF STEPS
- CHMY. — CHIMNEY
- CL — CENTERLINE
- D.O. — DRAIN OUTLET
- EG. — EDGE OF GUTTER
- FC — FINISHED CONCRETE
- FFD — FINISHED FLOOR
- FH — FIRE HYDRANT
- FL — FLOWLINE
- FS — FINISHED SURFACE
- GB — GRADE BREAK
- GM — GAS METER
- ET — TRANSFORMER, ELECTRIC
- INV. — INVERT
- NG — NATURAL GROUND
- PA — PLANTER AREA
- PL — PROPERTY LINE
- TR — TOP MANHOLE RIM
- R/W — RIGHT OF WAY
- SMH — SANITARY SEWER MANHOLE
- TS — TOP OF STEPS
- TC — TOP OF CURB
- TG — TOP OF GRATE
- TW — TOP OF WALL
- TX — TOP OF "X"
- WIF — WROUGHT IRON FENCE
- WM — WATER METER
- WV — WATER VALVE
- EPB — ELECTRIC PULL BOX
- GI — GRATE INLET
- AIRC — AIR CONDITIONER
- UC — UNDER CONSTRUCTION
- () — EXISTING ELEVATION

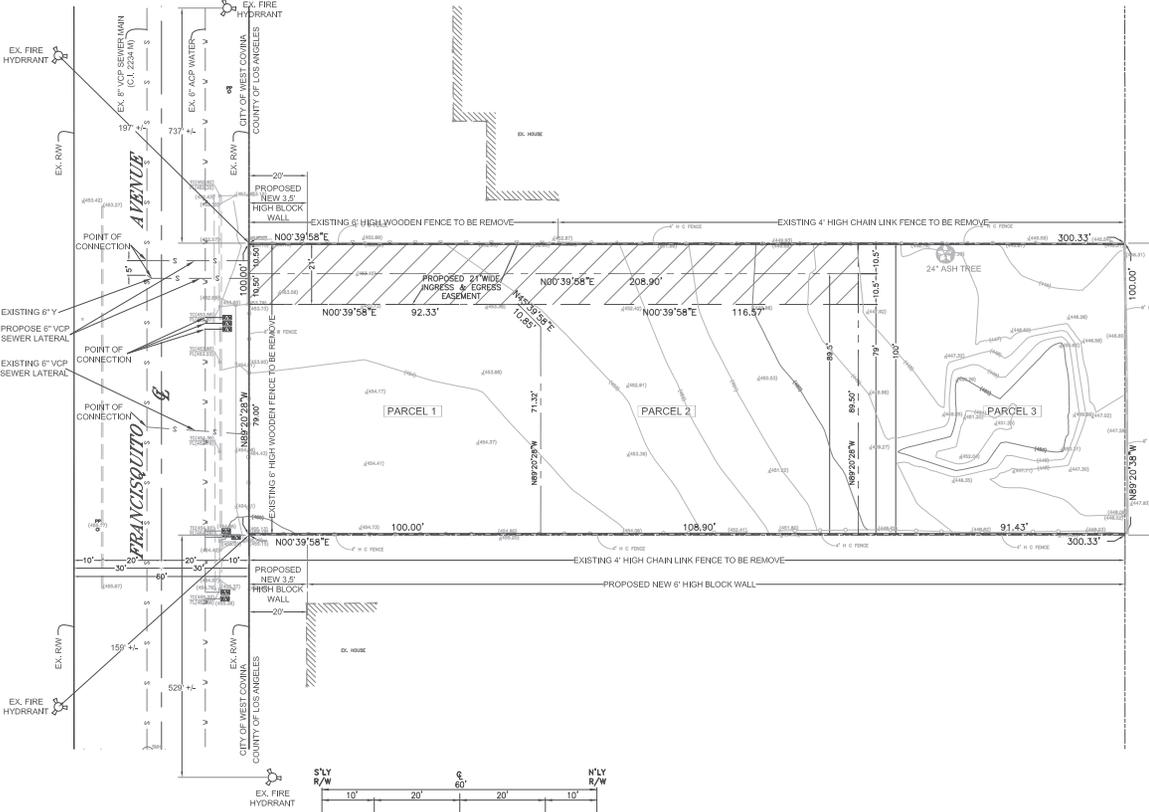
CONTOUR INTERVAL = 1 FOOT

**"MINOR LAND DIVISION
TENTATIVE PARCEL NUMBER 82963
(FOR SUBDIVISION PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"**

A PORTION OF LOT 300 OF E.J. BALDWIN'S FIFTH'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGES 134 AND 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8490-021-009

**LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
TENTATIVE PMS2963
10-29-25**

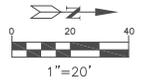


NOTE:
TOPO SURVEY MAP WAS DONE BY
CAL LAND ENGINEERING &
ASSOCIATES, INC.
574 E. LAMBERT ROAD,
BREA, CA 92821
PHONE: (714) 671-1050



BENCHMARK: COUNTY B.M. NO. 465522 L&NAIL E CB 1.8M(6FT) N/O BCR @ NE COR FRANCISQUITO AV & LARK ELLEN AV ELEVATION: 433.652' (NAVD 1988)	PROJECT LOCATION: 17133 FRANCISQUITO AVE., WEST COVINA, CA 91791	OWNER: SHARON CHANG 815 E. CHESTNUT AVE., SAN GABRIEL, CA 91776 (626) 202-5158	DRAWN: N.T./PS CHECKED: DATE: 10/10/2025 JOB NO.: 22-193-001 SCALE: 1" = 20' FILE NAME:
---	---	---	--

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
**CLEARED
FOR PUBLIC HEARING**
Martin Salazar
11/25/2025
Prior to building permit issuance, approval of
the architectural plans is required by the Fire
Prevention Engineering Building Plans Unit.
RPL2020008360



ENGINEER:
JACK LEE, RCE 40870
576 E. LAMBERT ROAD,
BREA, CA 92821
TEL: 714.671.1050
FAX: 714.671.1090

- UTILITIES:**
- WATER — SUBURBAN WATER SYSTEMS — SAN JOSE HILLS DISTRICT
 - SEWER — COUNTY OF LOS ANGELES
 - GAS — SOUTHERN CALIFORNIA GAS CO.
 - ELECTRICAL — SOUTHERN CALIFORNIA EDISON CO.
 - TELEPHONE — AT&T / SBC
 - CABLE TV — VALLEY VISTA SERVICES INC.
 - DIRECT TV

EARTHWORK QUANTITIES:

CUT: 0 CY FILL: 0 CY
EXPORT: 0 CY OVER-EXCAVATION: 0 CY

SPECIAL NOTES:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING
PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES
PRIOR TO START OF GRADING

PROJECT SUMMARY:

OWNER: SHARON CHANG
815 E. CHESTNUT AVE., SAN GABRIEL, CA 91776
(626) 202-5158

PROJECT ADDRESS: 17133 FRANCISQUITO AVE., WEST COVINA, CA 91791

PROJECT DESCRIPTION: SUBDIVIDE 1 LOT INTO 3 SINGLE LOTS

EXISTING LOT: 3

PROPOSED LOT: 3

A.P.N.: 8490-021-009

ZONING: R-1-700D

LAND USE DESIGNATION: H9

GROSS AREA: 0.889 ACRE (30,023 S.F.)

NET AREA: 0.589 ACRE (25,636 S.F.)

	GROSS (SQ.FT)	GROSS (ACRE)	NET (SQ.FT)	NET (ACRE)	PROPOSED EASEMENT (SQ.FT)
PARCEL 1	7,870	0.181	7,870	0.181	0
PARCEL 2	10,826	0.248	8,632.50	0.198	2,193.50
PARCEL 3	11,327	0.260	9,133.50	0.210	2,193.50

- NO OAK TREE ONSITE
- NO EXISTING EASEMENT ON-SITE
PUBLIC EASEMENT
- NO ENTRANCE GATE PROPOSED



**CALLAND ENGINEERING
& ASSOCIATES, INC.**

574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

T-1

SHEET 1 OF 1 SHT.



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT**



Tentative Map # **82963**
Park Planning Area # **13**

DRP Map Date: **10/29/2025** SCM Date: **01/14/2021**
CSD:

Report Date: **11/25/2025**
Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.04
IN-LIEU FEES:	\$13,894

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 \$13,894 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 or (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 # **82963**
Park Planning Area # **13**

DRP Map Date: **10/29/2025** SCM Date: **01/14/2021**
CSD:

Report Date: **11/25/2025**
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 = Proposed Units + Exempt Units

Park Planning Area = **13**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.43	0.0030	3	0.04
M.F. < 5 Units	4.31	0.0030	0	0.00
M.F. >= 5 Units	2.91	0.0030	0	0.00
Mobile Units	4.12	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			3	0.04

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.04	\$348,461	\$13,894

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
0.04	0.00	0.04	\$348,461	\$13,894



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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Fourth District

Kathryn Barger
Fifth District

November 10, 2025

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Erica Aguirre

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Branch Director, Environmental Protection Branch
Department of Public Health

**SUBJECT: LAND DIVISION TENTATIVE MAP-PARCEL
17133 E FRANCISQUINTO AVENUE WEST COVINA CA 91791
RPPL2020008360
PROJECT-PM82963**

Thank you for the opportunity to review the application for the project mentioned above. The applicant is seeking approval to subdivide one lot into three parcels.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- 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.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided a water Conditional Statement of Water Service letter from Suburban Water System dated October 8, 2025. The letter expires one year after the date of issuance.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

The applicant provided a sewer "Will Serve" letter from Los Angeles County Sanitation Districts dated October 8, 2025.

Community Protection Branch: Environmental Hygiene

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

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390 Noise Control Ordinance for the County of Los Angeles.
2. Operational noise generated from the project shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

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:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
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
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

Construction Noise Ordinance: Construction Noise Standards (12.08.440)

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 Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

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

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

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.
The proposed map satisfies the Land Use for developments as stated in Chapter 22.02.020.
b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.
The design of the proposed subdivision is consistent with applicable provisions of the General Plan/Community Plan and Specific Plan. There will be no diversions from it.
c) The site is physically suitable for the type of development.
The site is located in a residential zoning area and has the appropriate topography and size to accommodate the 3-lot subdivision.
d) The site is physically suitable for the proposed density of development.
The 3-lot subdivision meets the density requirements, with sufficient space to accommodate both the proposed density and land area needs.

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.

The proposal will abide by the County's building standards and it will be contained within its boundaries. It will not overlap any bodies of water nor any wildlife's natural habitat; therefore, the design of the subdivision will not cause any environmental damage.

f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The proposal will strictly adhere to the County's development standards and building's safety regulations to avoid any potential 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.

No existing easement on site.

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.

The project site is not located in the Fire Hazard Severity Zone Map

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.

The project site is not located in the Fire Hazard Severity Zone Map

FLAG LOT SUPPLEMENTAL INFORMATION

Pursuant to County Code Section [21.24.320](#), the Hearing Officer or Regional Planning Commission may disapprove the platting of flag lots where this design is not justified by topographic conditions, the size and shape of the division of land, or where the proposed flag lot design is in conflict with the pattern of neighborhood development. Please address these issues in the space provided

(Do not repeat the statement or provide Yes/No responses. Each answer needs to address the specific circumstances of the project in question. If necessary, attach additional pages.)

A. Is the proposed flag lot design justified by topographic conditions? If yes, please provide an explanation below

Yes, the proposed flag lot design is justified by the topographic conditions. The site features an average slope of 3%, which is suitable for conventional lot configurations, and the flag lot design effectively uses the available land while accommodating the natural topography of the site.

B. Is the proposed flag lot design justified by the size and shape of the division of land? If yes, please provide an explanation.

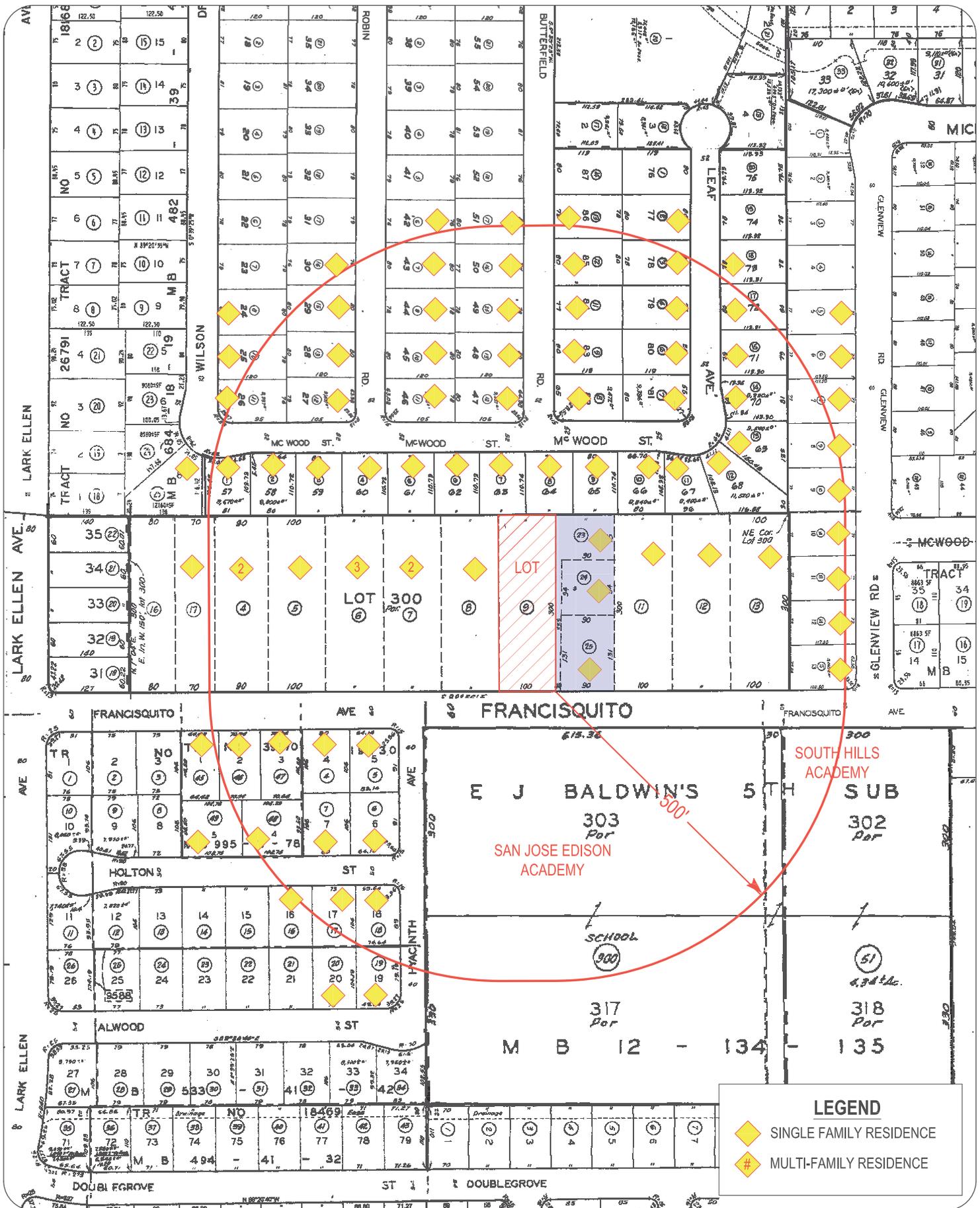
Yes, the flag lot design is justified by the size and shape of the land division according to County zoning requirements. Each lot has a net area greater than the required 7,500 square feet.

C. Is the proposed flag lot design in conflict with the pattern of neighborhood development? If not, please justify your answer below.

No, the flag lot design will not conflict with the neighborhood development pattern. The neighboring property to the east is also a flag lot with its driveway located to the east of the property line. Our driveway is positioned on the west side of our property, which is combined with the driveway of the west neighbor.

D. How many flag lots are in a 500- foot radius and when were these flag lots created? Please answer these questions below and attach a copy of the radius map with each the flag lots clearly highlighted.

There is one flag lot within the 500-foot radius. Please refer to the "BLUE COLOR" indicated on the next page of the radius map.



More Services
SUE MORENO
 (626) 350-5944
 moreservices@sbcglobal.net
 moreservicesmapping.com
 OWNERSHIP / OCCUPANTS LIST - RADIUS MAPS - LAND USE
 PLANS - MUNICIPAL COMPLIANCE CONSULTING
 12106 LAMBERT AVE. EL MONTE, CA 91732 - (909) 256-3482

PROJECT INFORMATION
 17133 E. FRANCISQUITO AVE
 WEST COVINA, CA.
 20-413

LANDUSE MAP
 SCALE 1" = 100'
 [Hatched Box] = SUBJECT LOT



PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	February 12, 2026
PROJECT NUMBER:	2020-002699
PERMIT NUMBER:	Tentative Parcel Map No. 82963 (RPPL2020008360)
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	17133 E. Francisquito Avenue
OWNER:	Sharon Chang Trust
APPLICANT:	Calland Engineering
CASE PLANNER:	Erica G. Aguirre, Principal Planner eguirre@planning.lacounty.gov

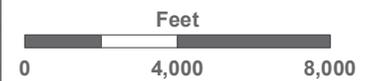
Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project will subdivide 0.7 gross (0.6 net) acres into three parcels and make minor changes to the existing fences and walls. The project qualifies for this Categorical Exemption, since it involves the subdivision of an existing vacant lot in an urbanized area zoned for residential, into less than four lots and conforms with the ESGV Area Plan with no variances or exceptions required. The existing six-foot-high concrete block wall on the northern property line will remain, and all chain link and wooden fencing will be removed. The project includes the installation of new three-and-a-half foot high to six-foot-high concrete block wall around the project site’s western and eastern property lines, in compliance with County Code requirements; however, no other development or grading is proposed at this time. The project site has access to a public right-of-way and existing services such as sewer and water; was not involved in a subdivision of a larger lot within the previous two years; and does not have an average slope greater than 20 percent. Furthermore, 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 or sensitive natural resources or hazards on the site. 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. Therefore, there are no exceptions to the exemption.

3-MILE RADIUS

LOCATOR MAP

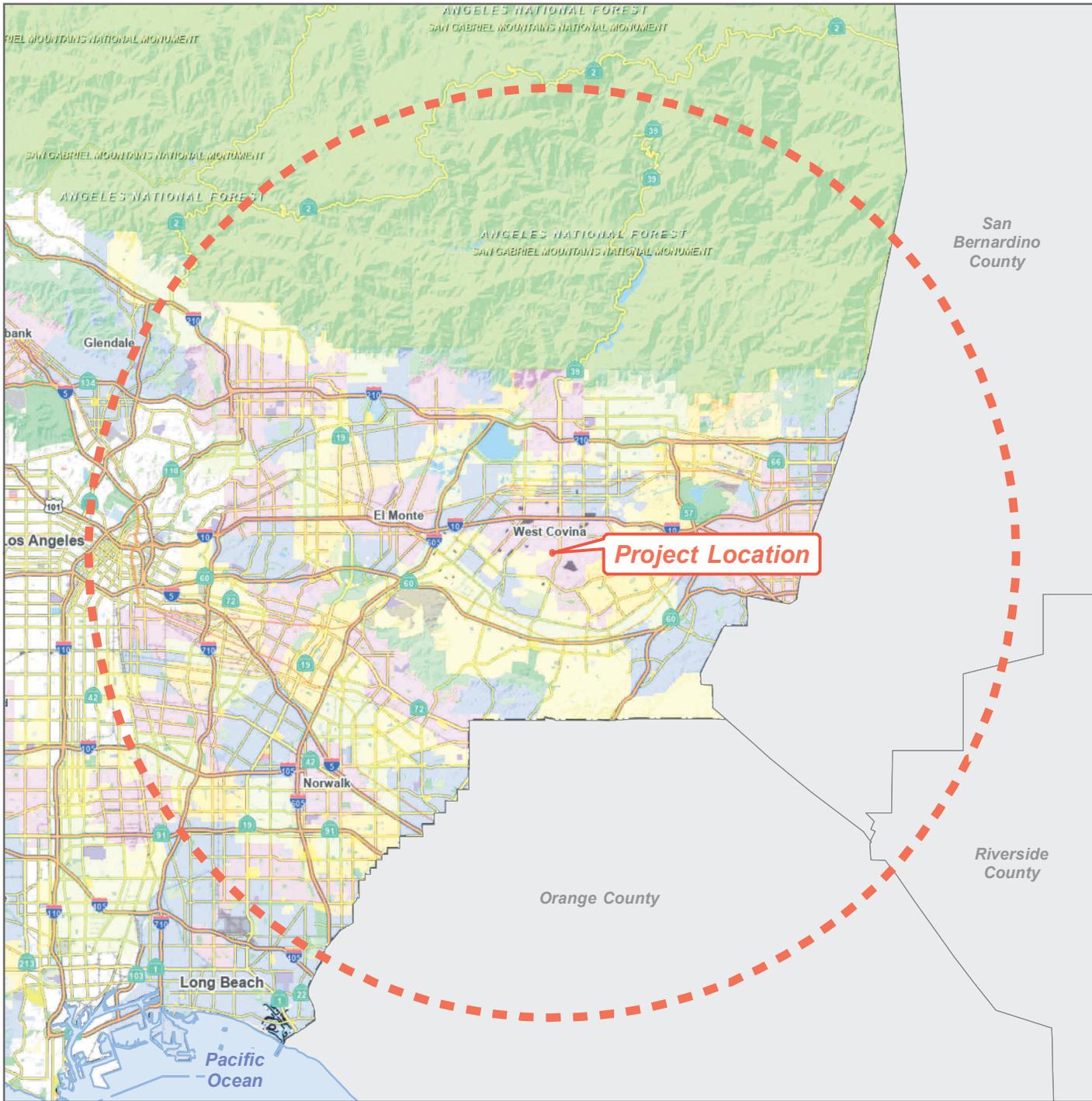
PROJECT NO. 2020-002699

PM RPPL2020008360



LA COUNTY
PLANNING

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



20-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2020-002699

PM RPPL2020008360



Miles

0 5 10

LA COUNTY
PLANNING

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



AERIAL IMAGERY

SITE-SPECIFIC MAP

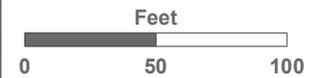
PROJECT NO. 2020-002699

PM RPPL2020008360

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025

E Francisquito Ave

Hyacinth



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Los Angeles, CA 90012

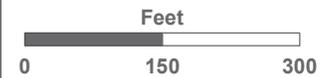
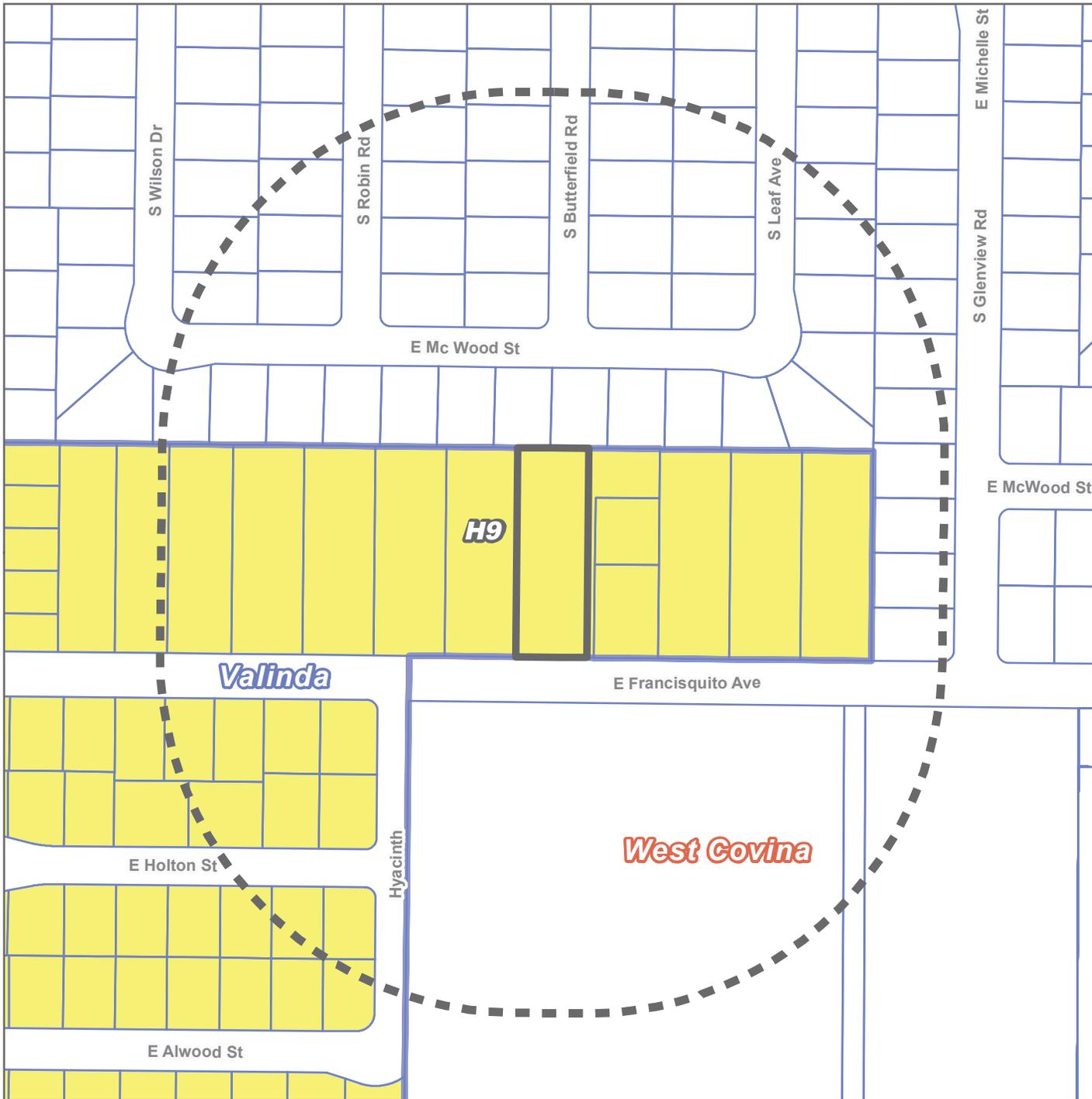
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. 2020-002699

PM RPPL2020008360

 H9 - Residential 9



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ZONING

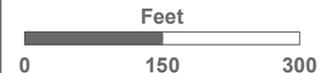
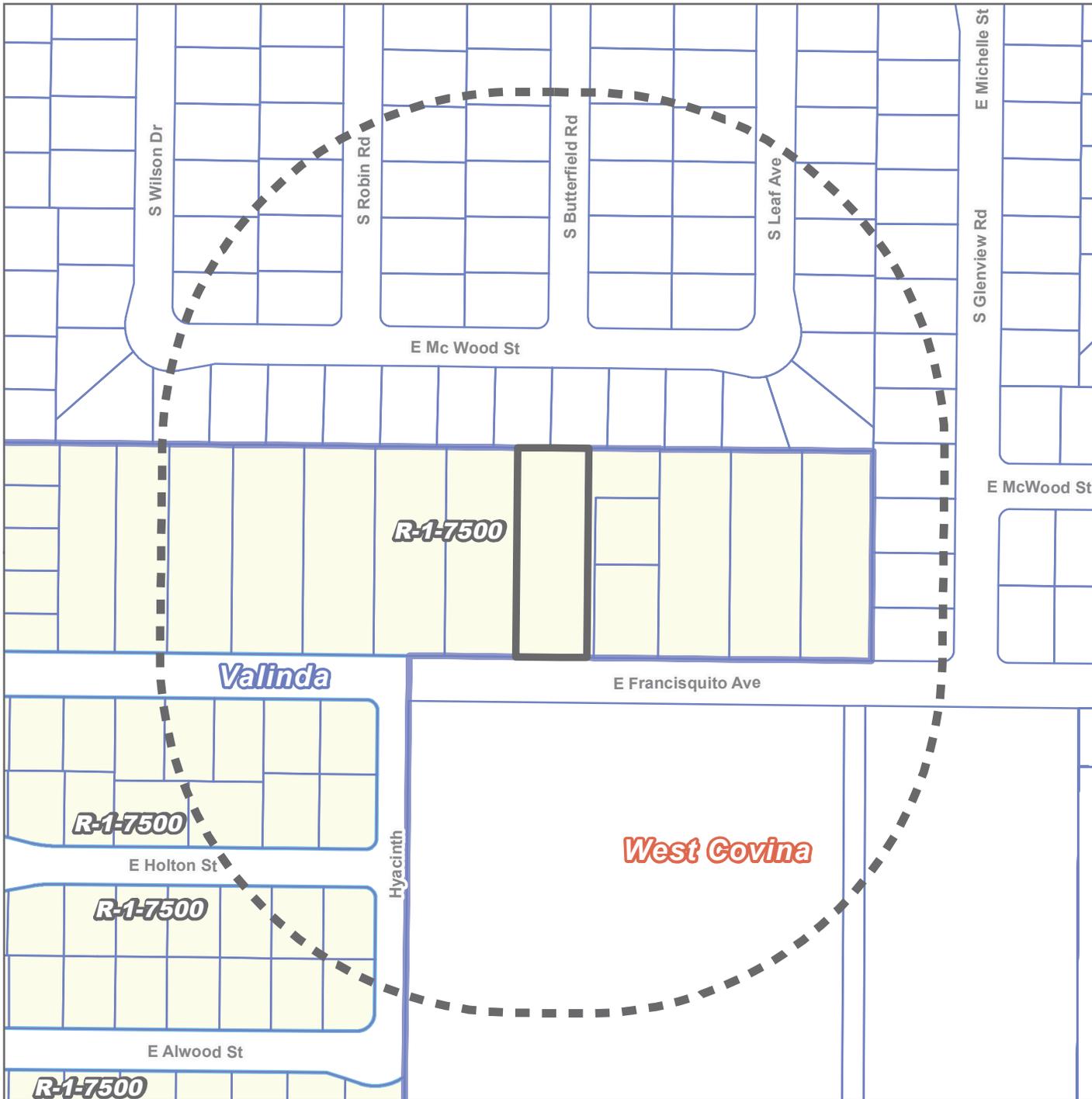
500-FOOT RADIUS MAP

PROJECT NO. 2020-002699

PM RPPL2020008360



R-1 - Single-Family Residence



LA COUNTY
PLANNING

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





PHOTO - 1



PHOTO - 2



PHOTO - 3



PHOTO - 4



PHOTO - 5



PHOTO - 6



PHOTO - 7



PHOTO - 8