

March 12, 2025

KD Treasure LLC / David Dai
2935 Lombary Road
Pasadena, CA 91107

PROJECT NO. PRJ2022-002703-(5)
TENTATIVE PARCEL MAP NO. 83190
8744 DUARTE ROAD, SAN GABRIEL - APN: 5381-004-005

Dear Mr. David Dai:

The Regional Planning Commission (Commission), by its action of **Wednesday, March 12, 2025**, has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended, and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **Monday, March 24, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

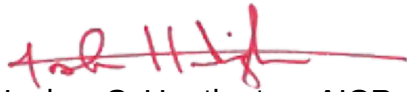
Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Erica G. Aguirre, AICP, Principal Planner, of the Subdivisions Section at (213) 974-6433, or eaguirre@planning.lacounty.gov

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Joshua S. Huntington, AICP, Supervising Regional Planner
Subdivisions Section

JSH:EGA

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2022-002703
TENTATIVE PARCEL MAP NO. 83190 (RPPL2020005167)

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on March 12, 2025, continued without opening the public hearing from February 12, 2025, in the matter of Project No. PRJ2022-002703, consisting of Tentative Parcel Map No. 83190 (RPPL2020005167) (“PM83190”). PM83190 was considered together with Community Standards District (“CSD”) Modification No. RPPL2021010898 (“CSD Modification”). PM83190 and the CSD Modification are referred to collectively as the “Project”.
2. **HEARING PROCEEDINGS.** A duly-noticed public hearing was held on Wednesday, March 12, 2025, before the Commission. Commissioners Duarte-White, Louie, O'Connor, Moon, and Hastings were present. The subdivider, David Dai, and his representative, Stanley Tsai, were present. Staff presented testimony in favor of the request and answered questions posed by the Commission confirming the CSD modifications being made and that the Project’s initial submittal included four units. After some additional questions and discussion with Staff and the subdivider, the Commissioners requested that the subdivider consider setting aside one unit as affordable to moderate-income households, to which the subdivider agreed. There being no further testimony, the Commission closed the public hearing, found the Project categorically exempt from CEQA, and approved the project and conditions recommended by Staff and agreed to by the subdivider.
3. **ENTITLEMENT REQUESTED.** The subdivider, KD Treasure LLC / David Dai (“subdivider”), requests PM83190 to create one multi-family parcel with four detached residential condominium units on 24,156.9 gross square feet (0.6 gross acres). (“Project Site”) pursuant to County Code Section 21.48.010 (Minor Land Divisions).
4. **RELATED ENTITLEMENT.** CSD Modification No. RPPL2021010898 is a related request to modify requirements of the East Pasadena – East San Gabriel CSD (Chapter 22.218 of the County Code) to reduce the average lot width from 100 to 80 feet and the front yard setback from approximately 45 to 25 feet, and to allow air conditioning (“AC”) units within the required 20-foot building separation, pursuant to County Code Section 22.318.090 (Modification of Development Standards).
5. **ENTITLEMENTS REQUESTORS.** Unless otherwise apparent from the context, subdivider(s) or successor(s) in interest (“subdivider”) 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 Site is located at 8744 Duarte Road within the South Santa Anita-Temple City Zoned District within the West San Gabriel Valley Planning Area. The Project is located within the East Pasadena – East San Gabriel CSD (Chapter 22.218 of the County Code) and is not located within a designated Very High Fire Hazard Severity Zone.
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 General Plan Land Use Policy Map.
8. **ZONING.** The Project Site is currently zoned R-A (Residential Agricultural - 5,000 Square Feet Minimum Required Lot Area).
9. **SURROUNDING LAND USES AND ZONING.**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	R-A	Single-Family Residences
EAST	H9	R-A	Single-Family Residences
SOUTH	H9	R-A	Single-Family Residences
WEST	H9	R-A	Single-Family Residences

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 24,156.9 gross square feet (0.6 gross acres) in size and consists of one legal rectangular-in-shape lot with flat topography. The Project Site is developed with one existing single-family residence and a detached garage. All existing trees on the Project Site will be removed, including one oak tree with a four-inch diameter. The removal of this oak tree will not require an Oak Tree Permit because it is smaller than eight inches in diameter and therefore not subject to the County Oak Tree Ordinance. The existing five-foot-high retaining wall within the front yard setback area and six-foot-high concrete wall and chain-link fencing along the western property line will remain. New concrete walls ranging from 3.5 to 6 feet are proposed along the eastern project boundary. The existing single-family residence and detached garage is proposed to be demolished as a condition of approval prior to final map recordation.

B. Site Access and Circulation

The proposed multi-family parcel has existing 80 feet of street frontage along Duarte Road, an existing 60-foot-wide to 80-foot wide Major Highway on the County Master Plan of Highways. All dwelling units are accessible from an ungated 20-foot-wide private driveway and fire lane off of Duarte Road. The Project includes a five-foot-wide internal walkway for pedestrian connectivity.

C. Tentative Map and Exhibit Map

Tentative Parcel Map No. 83190 and Exhibit Map dated April 10, 2024, depict one multi-family parcel with four detached residential condominium units on 24,156.9

gross square feet (0.6 gross acres) in size. Each dwelling unit is proposed to be two stories and just over 27 feet in height with an attached two-car garage. The four-bedroom condominium units will range in size from 2,558 to 2,631 square feet. All units will be accessible from a 20-foot-wide private driveway and fire lane off Duarte Road. The project includes a five-foot-wide internal walkway for pedestrian connectivity, landscaping, and a shared trash enclosure. All existing trees on the project site will be removed, including one oak tree with a four-inch diameter. This will not require an Oak Tree Permit because it is smaller than eight inches in diameter. The project includes a 20-foot-wide public right-of-way street dedication along Duarte Road, sidewalk, and curb and gutter improvements. The project includes 1,797 cubic yards ("cy") total of earthwork, including 20 cy of cut, 80 cy of import, 100 cy of fill, and 1,597 cy of over-excavation.

D. Affordable Housing

The Project is not subject to the Inclusionary Housing Ordinance ("IHO") because it does not meet the minimum density threshold of five units. Furthermore, the Project is not subject to rental replacement requirements as the existing single-family residence has not been tenant occupied within the last five years and is currently vacant. Therefore, no replacement units will be required as part of its demolition associated with the Project, and the Project does not include any affordable units.

E. Parking

The Project includes a total of eight covered parking spaces. Each detached residential condominium unit will have an attached two-car garage on the first floor. Guest parking spaces are not required, and none are provided. Bicycle parking is not required nor provided, as fewer than five units are proposed.

11. CEQA DETERMINATION.

Staff recommends that this Project qualifies for two Categorical Exemptions, Class 15 Minor Land Divisions and Class 5 Minor Alterations in Land Use Limitations for Land under the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA") Guidelines sections 15315 and 15304, and the County environmental guidelines. The Project qualifies for a Class 15 exemption because it involves subdividing four or fewer parcels within an urbanized area zoned for residential uses and involves minor modifications to the CSD. The Project will convert the existing parcel into one multi-family parcel to accommodate the development of four detached condominium units. The Project Site fronts a public street, will be served by public water and sewer, and was not involved in a subdivision of a larger parcel within the previous two years. The Project also qualifies for a Class 5 exemption in relation to the CSD Modification. The Project conforms with the General Plan and zoning, as modified with CSD Modification to reduce the average lot width from 100 to 80 feet and the front yard setback from approximately 45 to 25 feet, and to allow AC units within the required 20-foot building separation. No other exceptions or variances are required, and these modifications will not result in the creation of a new parcel or increased density. The project is still within the maximum allowed density allowed,

which is five units. For both Categorical Exemptions, the Project Site 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 the Regional Water Quality Control Board and does not contain any registered or significant historic resources. The Project is not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances and/or cumulative impacts. Therefore, there are no exceptions to the exemption and the Project is categorically exempt.

12. **PUBLIC COMMENTS.** Prior to the public hearing, on January 27, 2025, Staff received one comment from a neighbor on January 27, 2025, in opposition to the project. Concerns included traffic, parking, and the project's density in comparison to the surrounding single-family neighborhood.

13. **AGENCY RECOMMENDATIONS.**

- A. Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended clearance to public hearing with conditions for the Tentative Map and Exhibit Map dated April 10, 2024.

14. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing by mail, newspaper (San Gabriel Valley Tribune), and property posting. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On January 07, 2025, Staff mailed a total of 150 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site. Subsequently, on January 27th, 2025, Staff mailed out a total of 368 Notices of Public Hearing out to all property owners as identified on the County Assessors' record within a 1000-foot radius of the Project Site as this is the requirement for all Projects located within the fifth supervisorial district pursuant to Section 22.222.160.B.1 (Notification Radius - Additional Radius). These mailings also included four notices to those on the courtesy mailing list for the South Santa Anita-Temple City Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H9 land use designation is intended for single-family residences with a residential density of up to nine units per acre. The Commission finds that the maximum allowable density on the Project Site is five units. The Commission also finds that the Project includes four detached condominium units that are similar to the surrounding single-family development, resulting in three new net dwelling units. The Commission further finds that the Project promotes urban infill by increasing the density and diversifying residential types by creating a multi-family lot with four detached units, while blending in with the surrounding neighborhood.

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

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

The Project will increase the net number of units on the Project Site within an urbanized area by three units and is connected to existing public water and sewer services. The Project also provides sufficient vehicular access and parking and is consistent with single-family development nearby. The CSD Modification allows the Project to be more fully developed, closer to the maximum number of units allowed, which is five.

Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities. Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles. Policy LU 5.3: Support a mix of land uses that promote bicycling and walking and reduce vehicle miles traveled.

The Project includes four detached condominium units, blending into the existing low-density scale and form of the surrounding residential neighborhood. This development will add to the variety of residential units available in the community. The Project includes a pedestrian walkway, which enhances pedestrian connectivity and promotes walking.

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

The Project includes four detached condominium residential units that are similar to one another in style and materials. Each dwelling unit will have an attached two-car garage similar to the existing single-family residences in the neighborhood. All garages will face the private driveway and fire lane in compliance with the CSD.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-A zoning classification as detached residential units are permitted in such zone pursuant to County Code Section 22.18.010 (Residential Zones - Purpose).
18. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.218 (East Pasadena – East San Gabriel CSD Requirements) including requirements for minimum street frontage, required yards for side and rear yards, building separation, floor area, and lot coverage, as described in greater detail below. However, the related

CSD Modification will reduce the average lot width from 100 to 80 feet and the front yard setback from approximately 45 to 25 feet as well as allow AC units within the required 20-foot building separation. This is also described in further detail below. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.

19. **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), which states that the required area shall be 5,000 feet for the R-A Zone. The Project will be 24,156.9 gross square feet (0.6 gross acres), exceeding these requirements. The Commission also finds that the existing Project Site is nonconforming at 80 feet wide, which does not meet the minimum average lot width requirement of 100 feet as required by the CSD. Modification of the average lot width requirement is part of the related CSD Modification.
20. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which specifies that lots that are between 20,000 and 39,999 square feet shall provide a minimum street frontage of 80 feet. In this case, the lot size is 24,156 gross square feet and the frontage provided is 80 feet wide, which complies with the CSD.
21. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD) for side and rear yard depths, and the front yard depth will be reduced as part of the related CSD Modification. Per the East Pasadena – East San Gabriel CSD, the required minimum yards are as follows:
 - **Front yard:** The average depth of front yards on the same side of the street on the same block, excluding vacant lots, is approximately 45 feet and the related CSD Modification proposes to reduce this to a minimum of 25 feet.
 - **Side yard:** The minimum side yard width shall be 10 percent of the average lot width, but no less than five feet. The Project complies with this requirement with side yard setbacks that are over at least nine feet wide, greater than the required 10 percent of 80 feet or required minimum eight feet.
 - **Rear yard:** The minimum rear yard setback requirement is 35 feet, which is consistent with the Project's rear yard setback of 35 feet.
22. **HEIGHT AND STORIES.** The Commission finds that the Project is consistent with the standards identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which specifies a two-story and 35-foot height limit. The proposed dwelling units are all two stories and just over 27 feet in height in compliance with these requirements. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.
23. **SECOND-STORY STEPBACK REQUIREMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Table 22.318.060-A

(Development Standards for the East Pasadena – East San Gabriel CSD), which specifies that at five feet from the side property line adjacent to the single-family residential zone the height limit shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. The County Code also specifies that at 20 feet from the front property line the height limit shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height. The Project complies with these requirements as the side yard setbacks range from nine to 28 feet, and the height of the first story in all units does not exceed 10 feet within five feet from the side yard. The Commission finds that in all unit types, the second story is stepped back one foot or more for every additional foot of height as required, beyond the 10-foot side or 20-foot front setback areas, respectively. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.

24. **GARAGE.** The Commission finds that all garages face the internal private driveway and fire lane, and not the public street which complies with County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which states that public facing garages shall only be 16 feet wide. Although this requirement does not apply, the garage doors are a maximum of 16 feet wide.

25. **LANDSCAPING.** The Commission finds that the Project is consistent with the standard identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which specifies that the Project shall include a minimum of 50% front yard landscaping. Per the conceptual architectural plans, the Project exceeds this requirement providing 1,064 square feet of landscaping within the front yard area, or approximately 52 percent. The Commission also finds that each unit will have some private space, which will include a concrete landing and slab, AC units, and landscaping. The Commission also finds that the larger landscaped areas within the front yard and rear yard setback areas shall be shared and communal and will remain ungated as required by the Project's conditions of approval. An Amended Exhibit Map is required prior to final map recordation to reflect this. Future development and construction of the Project will also be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.

26. **MAXIMUM LOT COVERAGE.** The Commission finds that the Project is consistent with the standard identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which states that the total maximum lot coverage shall not exceed 50 percent of the net lot area for development proposing multiple main residential buildings. The lot coverage is approximately 32 percent and in compliance with this requirement. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.

27. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which specifies that a minimum distance of 20 feet shall be required between all main

residential buildings more than 17 feet in height established on the same lot. All dwelling units are 20 feet apart in compliance with this requirement. However, the AC units will be located within this 20-foot-wide building separation area as modified by the related CSD Modification. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.

28. **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), which states that walls within the front yard area shall not exceed 3.5 feet in height and that walls within rear and side yards shall not exceed 6 feet in height. The Project includes concrete walls ranging from 3.5 to 6 feet in height in compliance with these requirements. Additionally, the existing five-foot-high cut-retaining wall within the front yard setback area and six-foot-high concrete wall and chain-link fencing along the western property line will remain and comply with requirements. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.
29. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) and County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which states that dwelling units with up to four bedrooms shall require two covered parking spaces. Each four-bedroom detached unit will provide an attached garage with two covered parking spaces. Bicycle parking is not provided, nor required, as less than five units are proposed. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.
30. **STORAGE ENCLOSURES.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.132 (Storage Enclosure Requirements For Recycling And Solid Waste), which states that enclosed storage areas to store, collect, and load waste, recyclable materials, and organic materials shall be provided by residential land uses with four or more units, and that the area may be safely accessed by building occupants and waste and recycling haulers. The Commission finds that the Project includes a shared storage area for waste located at the rear of the Project Site. However, the Commission finds that to confirm the storage enclosure complies with the required two-foot-wide paving surrounding the enclosure, the Project is conditioned to submit an Amended Exhibit Map prior to Final Map to confirm compliance with the exact design specifications of Chapter 22.132 (Storage Enclosure Requirements For Recycling And Solid Waste) of the County Code. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.
31. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.48.040 (Items Required for Parcel Maps). The Project includes 1,797 cubic yards (“cy”) total of earthwork, including 20 cy of cut, 80 cy of import, 100 cy of fill, and 1,597 cy of over-excavation.

32. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-site Trees) requiring the subdivider to plant or cause to be planted within the front yard one tree for each 25 feet of street frontage for each parcel created by a residential division of land, as a condition of approval. In this case, the subdivider will be required to plant three trees in the front yard area based on a total of 80 linear feet of street frontage. This shall be reviewed and approved prior to final map recordation as a condition of approval.
33. **CONDOMINIUM REQUIREMENTS.** The Commission finds that the Project is subject to County Code Section 21.24.380 (Condominiums and Community Apartment Projects), which requires the provision of a five-foot-wide common walkway for direct access into the Project Site from any sidewalks along the project frontage. The internal walkway will be maintained ungated.
34. **INCLUSIONARY AND REPLACEMENT UNITS.** The Commission finds that the IHO does not apply to this Project as it does not meet the minimum density threshold of five units. Furthermore, the Commission finds that the Project is not subject to rental replacement requirements as the existing single-family residence has not been tenant-occupied within the last five years and is currently vacant. Finally, the Commission finds that the rental unit was not withdrawn from the rental market according to the Ellis Act within the 10 years prior to application submittal. Therefore, a replacement is not required as part of this Project.

TENTATIVE PARCEL MAP SPECIFIC FINDINGS

35. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project is consistent with the goals and policies of the General Plan because the H9 land use designation is intended for low-density residential development. The Project includes four detached condominium units in a similar style to the existing surrounding development, which is primarily composed of single-family residences with two-car garages. The Project will increase the density from one dwelling unit that exists at the time of the application, to four units. Furthermore, the Project is consistent with several General Plan goals to promote diverse residential types, infill development, and a well-designed and healthy development that complements the surrounding built environment.
36. **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 result in one multi-family parcel that exceeds the minimum lot size and meets lot frontage requirements, with no changes proposed to the lot width, which is existing and nonconforming as part of the related CSD Modification. The Project includes four detached residential condominium units that are similar in style and materials. The units meet the applicable side and rear setback requirements, and there is a 20-foot-wide building separation between dwelling units, except for placement of the AC units as part of the related CSD Modification. The front yard setback will also be reduced as part of the CSD Modification. The second story for each unit is stepped back further in compliance with the CSD to reduce the appearance of the height of each

unit, which are each proposed to be just over 27 feet high. The detached condominiums blend in with the surrounding neighborhood. Each dwelling unit will have an attached two-car garage, similar to the existing single-family residences in the neighborhood. All garages face the internal private driveway and fire lane rather than the public street. Furthermore, the Project will be required to plant three trees in compliance with tree planting requirements. Finally, the Commission finds that the Project underwent a design review for compliance with the General Plan, and the subdivider made modifications to the Project based on the feedback provided related to removing gates to allow for shared open space areas with landscaping and adding fenestration to the proposed dwelling units.

37. **The Commission finds that the site is physically suitable for this type of development.** The Project Site is within an urban area, is flat, and is connected to existing utilities for water and sewage. The Project meets applicable development standards as required by the R-A Zone as well as by the CSD for street frontage, lot coverage, side, and rear yard setbacks, fences and walls, and building height and stories. The Project's front yard setbacks may be reduced as part of the related CSD Modification. The Project meets the required 20-foot-wide building separation, and the related CSD Modification to allow the AC units to be located within the building separation areas, is suitable. The Project is similar to nearby development patterns, including flag lots nearby that have similar driveway access. Also, the existing average lot width of 80 feet is nonconforming and is to be modified as part of the related CSD Modification. The Project will also be conditioned to plant three trees per tree planting requirements. Bicycle parking is not provided, nor required.
38. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project will result in new housing that will better maximize the density allowed by the H9 land use category, which allows up to nine units per acre. The maximum allowable density for the Project Site is five units. The Project includes four detached condominium units which are similar to the surrounding single-family development and will result in a net increase of three new units. The Project Site is located within an urbanized area, is flat, and meets the minimum lot size requirements, thereby suitable for the proposed density.
39. **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 Commission finds that the Project is proposed within an urbanized area and is infill development. It is not located within a special or significant habitat areas, nor near any streams or riparian areas, and will therefore not cause damage to fish or wildlife or their habitat.
40. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The Commission finds that the County Subdivision Committee reviewed the Project for access requirements, public sewage and water utilities, road conditions and fire hydrants, etc., and recommended its approval subject to certain conditions. The Project will utilize existing

public water and sewage systems and provides sufficient vehicular access and parking.

41. **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 the property within the proposed subdivision.** The Commission finds that the Project includes access from Duarte Road, which leads to a new 20-foot-wide private driveway and fire lane for access to all four dwelling units. The Commission also finds that the improvements will not conflict with easements.

ENVIRONMENTAL FINDINGS

42. The Commission finds that that this Project qualifies for two Categorical Exemptions, Class 15 Minor Land Divisions and Class 5 Minor Alterations in Land Use Limitations for Land under the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA") Guidelines sections 15315 and 15304, and the County environmental guidelines. The Project qualifies for a Class 15 exemption because it involves subdividing four or fewer parcels within an urbanized area zoned for residential uses and involves minor modifications to the CSD. The Project will convert the existing parcel into one multi-family parcel to accommodate the development of four detached condominium units. The Project Site fronts a public street, will be served by public water and sewer, and was not involved in a subdivision of a larger parcel within the previous two years. The Project also qualifies for a Class 5 exemption in relation to the CSD Modification. The Project conforms with the General Plan and zoning, as modified by the CSD Modification to reduce the average lot width from 100 to 80 feet and the front yard setback from approximately 45 to 25 feet, and to allow AC units within the required 20-foot building separation. No other exceptions or variances are required, and these modifications will not result in the creation of a new parcel or increased density. The project is still within the maximum allowed density allowed, which is five units. For both exemptions, the Commission finds that the Project Site does not have an average slope greater than 20 percent. Furthermore, the Commission finds that the Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered or significant historic resources. The Project is not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances and/or cumulative impacts. Therefore, there are no exceptions to the exemption and the Project is categorically exempt.

ADMINISTRATIVE FINDINGS

43. **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning as modified by the related CSD Modification and would not have a specific adverse impact upon public health or safety as described in the tentative map and environmental findings.

44. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. Two meetings occurred on the following dates:

- Commission Hearing scheduled on February 12, 2025, and
- Commission Hearing held on March 12, 2025.

45. **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 FINDS AND 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-A 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-A 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15304 (Class 5, Alterations to Land) and 15315 (Class 15, Minor Land Divisions categorical exemption); and
2. Approves **TENTATIVE PARCEL MAP NO. 83190 (RPPL2020005167)**, subject to the attached conditions.

PROJECT NO. PRJ2022-002703
TENTATIVE PARCEL MAP NO. 83190 (RPPL2020005167)

EXHIBIT C
FINDINGS
PAGE 13 OF 13

ACTION DATE: March 12, 2025

VOTE: 3:2:0:0

Concurring: Louie, Duarte-White, and Hastings

Dissenting: Moon and O'Connor

Abstaining: 0

Absent: 0

DD:JSH:ACB:EGA

03/12/2025

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. **PRJ2022-002703**
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2021010898

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on March 12, 2025, continued without opening the public hearing from February 12, 2025, in the matter of Project No. PRJ2022-002703, consisting of Community Standards District (“CSD”) Modification No. RPPL2021010898 (“CSD Modification”). This permit was considered together with Tentative Parcel Map No. 83190 (RPPL2020005167) (“PM83190”). The CSD Modification and PM83190 are referred to collectively as the “Project”.
2. **HEARING PROCEEDINGS.** A duly-noticed public hearing was held on Wednesday, March 12, 2025, before the Commission. Commissioners Duarte-White, Louie, O'Connor, Moon, and Hastings were present. The permittee, David Dai, and his representative, Stanley Tsai, were present. Staff presented testimony in favor of the request and answered questions posed by the Commission confirming the CSD modifications being made and that the Project’s initial submittal included four units. After some additional questions and discussion with Staff and the permittee, the Commissioners requested that the permittee consider setting aside one unit as affordable to moderate-income households, to which the permittee agreed. There being no further testimony, the Commission closed the public hearing, found the Project categorically exempt from CEQA, and approved the project and conditions recommended by Staff and agreed to by the permittee.
3. **ENTITLEMENT REQUESTED.** The permittee, KD Treasure LLC / David Dai (“permittee”), requests the CSD Modification from the requirements of the East Pasadena – East San Gabriel CSD to reduce the average lot width from 100 to 80 feet, the front yard setback from approximately 45 to 25 feet, and to allow air conditioning (“AC”) units within the required 20-foot building separation, pursuant to County Code Section 22.318.090 (Modification of Development Standards).
4. **RELATED ENTITLEMENT.** PM83190 is a related request to create one multi-family parcel with four detached residential condominium units on 24,156.9 gross square feet (0.6 gross acres) (“Project Site”) pursuant to County Code Section 21.48.010 (Minor Land Divisions).
5. **ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, permittee or successor in interest (“permittee”) 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 Site is located at 8744 Duarte Road within the South Santa Anita-Temple City Zoned District within the West San Gabriel Valley Planning Area. The Project is located within the East Pasadena – East San Gabriel CSD (Chapter 22.218 of the County Code) and is not located within a designated Very High Fire Hazard Severity Zone.
7. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 - 0 to 9 Residential Dwelling Units Per Net Acre) land use category of the General Plan Land Use Policy Map.
8. **ZONING.** The Project Site is currently zoned R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone.
9. **SURROUNDING LAND USES AND ZONING.**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	R-A	Single-Family Residences
EAST	H9	R-A	Single-Family Residences
SOUTH	H9	R-A	Single-Family Residences
WEST	H9	R-A	Single-Family Residences

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 24,156.9 gross square feet (0.6 gross acres) in size and consists of one legal rectangular-in-shape lot with flat topography. The Project Site is developed with one existing single-family residence and a detached garage. All existing trees on the Project Site will be removed, including one oak tree with a four-inch diameter. This removal of this oak tree will not require an Oak Tree Permit because it is smaller than eight inches in diameter and therefore not subject to the County Oak Tree Ordinance. The existing five-foot-high retaining wall within the front yard setback area and six-foot-high concrete wall and chain-link fencing along the western property line will remain. New concrete walls ranging from 3.5 to 6 feet are proposed along the eastern project boundary. The existing single-family residence and detached garage is proposed to be demolished as a condition of approval prior to final map recordation.

B. Site Access and Circulation

The proposed multi-family parcel has an existing 80-foot-wide street frontage along Duarte Road, an existing 60-foot-wide to 80-foot-wide Major Highway on the County Master Plan of Highways. All dwelling units are accessible from an ungated

20-foot-wide private driveway and fire lane off Duarte Road. The Project includes a five-foot-wide internal walkway for pedestrian connectivity.

C. Exhibit “A”

The Exhibit “A” dated April 10, 2024, depicts one multi-family parcel with four detached residential condominium units on 24,156.9 gross square feet (0.6 gross acres) in size. Each dwelling unit is proposed to be two stories and just over 27 feet in height with an attached two-car garage. The four-bedroom condominium units will range in size from 2,558 to 2,631 square feet. The Project includes a shared trash enclosure and landscaping. All units will be accessible from a 20-foot-wide private driveway and fire lane off Duarte Road. The project includes a five-foot-wide internal walkway for pedestrian connectivity, landscaping, and a shared trash enclosure. All existing trees on the project site will be removed, including one oak tree with a four-inch diameter. This will not require an Oak Tree Permit because it is smaller than eight inches in diameter. The project includes a 20-foot-wide public right-of-way street dedication along Duarte Road, sidewalk, and curb and gutter improvements. The project includes 1,797 cubic yards (“cy”) total of earthwork, including 20 cy of cut, 80 cy of import, 100 cy of fill, and 1,597 cy of over-excavation.

D. Parking

The Project includes a total of eight covered parking spaces. Each detached residential condominium unit will have an attached two-car garage on the first floor. Guest parking spaces are not required, and none are provided. Bicycle parking is not required, nor provided, as fewer than five units are proposed.

11. CEQA DETERMINATION.

Staff recommends that that this Project qualifies for two Categorical Exemptions, Class 15 Minor Land Divisions and Class 5 Minor Alterations in Land Use Limitations for Land under the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”) Guidelines sections 15315 and 15304, and the County environmental guidelines. The Project qualifies for a Class 15 exemption because it involves subdividing four or fewer parcels within an urbanized area zoned for residential uses and involves minor modifications to the CSD. The Project will convert the existing parcel into one multi-family parcel to accommodate the development of four detached condominium units. The Project Site fronts a public street, will be served by public water and sewer, and was not involved in a subdivision of a larger parcel within the previous two years. The Project also qualifies for a Class 5 exemption in relation to this CSD Modification. The Project conforms with the General Plan and zoning, as modified by this CSD Modification to reduce the average lot width from 100 to 80 feet and the front yard setback from 45 to 25 feet, and to allow AC units within the required 20-foot building separation. No other exceptions or variances are required, and these modifications will not result in the creation of a new parcel or increased density. The project is still within the maximum allowed density allowed, which is five units. For both exemptions, Staff finds that the Project Site does not have an average slope greater than 20 percent. Furthermore, Staff finds that the Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered or

significant historic resources. The Project is not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances and/or cumulative impacts. Therefore, there are no exceptions to the exemption and the Project is categorically exempt.

12. **PUBLIC COMMENTS.** Prior to the public hearing, on January 27, 2025, Staff received one comment from a neighbor on January 27, 2025, in opposition to the project. Concerns included traffic, parking, and the project's density in comparison to the surrounding single-family neighborhood.

13. **AGENCY RECOMMENDATIONS.**

- A. Los Angeles County Subdivision Committee, consisting of LA County Planning and other County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended clearance to public hearing with conditions for the Tentative Map and Exhibit "A" dated April 10, 2024.

14. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, Staff properly notified the community of the public hearing by mail, newspaper (San Gabriel Valley Tribune), and property posting. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On January 07, 2025, Staff mailed a total of 150 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site. Subsequently, on January 27th, 2025, Staff mailed out a total of 368 Notices of Public Hearing out to all property owners as identified on the County Assessors' record within a 1000-foot radius of the Project Site as this is the requirement for all Projects located within the fifth supervisorial district pursuant to Section 22.222.160.B.1 (Notification Radius - Additional Radius). These mailings also included four notices to those on the courtesy mailing list for the South Santa Anita-Temple City Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H9 land use designation is intended for single-family residences with a residential density of up to nine units per acre. The Commission finds that the maximum allowable density on the Project Site is five units. The Commission also finds that the Project includes four detached condominium units that are similar to the surrounding single-family development, resulting in three new net dwelling units. The Commission further finds that the Project promotes urban infill by increasing the density and diversifying residential types by creating a multifamily lot with four detached units, while blending in with the surrounding neighborhood.

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

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

The Project will increase the net number of units on the Project Site within an urbanized area by three units and is connected to existing public water and sewer services. The Project also provides sufficient vehicular access and parking and is consistent with single-family development nearby. The CSD Modification allows the Project to be more fully developed, closer to the maximum number of units allowed, which is five.

Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities. Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles. Policy LU 5.3: Support a mix of land uses that promote bicycling and walking and reduce vehicle miles traveled.

The Project includes four detached condominium units, blending into the existing low-density scale and form of the residential neighborhood. This development will add to the variety of residential units available in the community. The Project includes a pedestrian walkway, which enhances pedestrian connectivity and promotes walking.

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

The Project includes four detached condominium residential units that are similar to one another in style and materials. Each dwelling unit will have an attached two-car garage similar to the existing single-family residences in the neighborhood. All garages will face the private driveway and fire lane in compliance with the CSD.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-A zoning classification as detached residential units are permitted in such zone pursuant to County Code Section 22.18.010 (Residential Zones - Purpose).
18. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.218 (East Pasadena – East San Gabriel CSD Requirements) including requirements for minimum street frontage, required yards for side and rear yards, building separation, floor area, and lot coverage, as described in greater detail below. However, the CSD Modification is required to reduce the average lot width from 100 to 80 feet and the front yard setback from approximately 45 to 25 feet as well as allow AC units within the required 20-foot building separation. This is also described in further detail below. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.

19. **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), which states that the required area shall be 5,000 feet for the R-A Zone. The Project will be 24,156.9 gross square feet (0.6 gross acres) exceeding these requirements. The Commission also finds that the Project Site as existing is nonconforming at 80 feet wide, which does not meet the minimum average lot width requirement of 100 feet as required by the CSD. Modification of the average lot width requirement is part of this CSD Modification.
20. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which specifies that lots that are between 20,000 and 39,999 square feet shall provide a minimum street frontage of 80 feet. In this case, the lot size is 24,156.9 gross square feet and the frontage provided is 80 feet wide, which complies with the CSD.
21. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD) for side and rear yard depths. The front yard depth is reduced as part of this CSD Modification. Per the East Pasadena – East San Gabriel CSD, the required minimum yards are as follows:
- **Front yard:** The average depth of front yards on the same side of the street on the same block, excluding vacant lots, is approximately 45 feet and the CSD Modification proposes to reduce this to a minimum of 25 feet.
 - **Side yard:** The minimum side yard width shall be 10 percent of the average lot width, but no less than five feet. The Project complies with this requirement with side yard setbacks that are over at least nine feet wide, greater than the required 10 percent of 80 feet or required minimum eight feet.
 - **Rear yard:** The minimum rear yard setback requirement is 35 feet, which is consistent with the Project's rear yard setback of 35 feet.
22. **HEIGHT AND STORIES.** The Commission finds that the Project is consistent with the standards identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which specifies a two-story and 35-foot height limit. The proposed dwelling units are all two stories high and just over 27 feet in height in compliance with these requirements. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.
23. **SECOND-STORY STEPBACK REQUIREMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which specifies that at five feet from the side property line adjacent to the single-family residential zone the height limit shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. The County Code also specifies that at 20 feet from the front property line the height limit shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height. The Project

complies with these requirements as the side yard setbacks range from nine to 28 feet, and the height of the first story in all units does not exceed 10 feet within five feet from the side yard. The Commission finds that in all unit types, the second story is stepped back one foot or more for every additional foot of height as required, beyond the 10-foot side or 20-foot front setback areas, respectively. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.

24. **GARAGE.** The Commission finds that all garages face the internal private driveway and fire lane and not the public street which complies with County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which states that public facing garages shall only be 16 feet wide. Although this requirement does not apply, the garage doors are a maximum of 16 feet wide.

25. **LANDSCAPING.** The Commission finds that the Project is consistent with the standard identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which specifies that the Project shall include a minimum of 50% front yard landscaping. Per the conceptual architectural plans, the Project exceeds this requirement providing 1,064 square feet of landscaping within the front yard area, or approximately 52 percent. The Commission finds that each unit will have some private space, which will include a concrete landing and slab, AC units, and landscaping. The Commission also finds that the larger landscaped areas within the front yard and rear yard setback areas shall be shared and communal and will remain ungated as required by the Projects conditions of approval. An Amended Exhibit “A” is required prior to final map recordation as part of the related tentative map approval to reflect this. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.

26. **MAXIMUM LOT COVERAGE.** The Commission finds that the Project is consistent with the standard identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which states that the total maximum lot coverage shall not exceed 50 percent of the net lot area for development proposing multiple main residential buildings. The lot coverage is approximately 32 percent and in compliance with this requirement. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.

27. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which specifies that a minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot. All dwelling units are 20 feet apart in compliance with this requirement. However, this CSD Modification requests that AC units be located within this 20-foot-wide building separation area. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.

28. **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), which states that walls within the front yard area shall not exceed 3.5 feet in height and that walls within rear and side yards shall not exceed 6 feet in height. The Project includes concrete walls ranging from 3.5 to 6 feet in height in compliance with these requirements. Additionally, the existing five-foot-high cut-retaining wall within the front yard setback area and six-foot-high concrete wall and chain-link fencing along the western property line will remain and comply with these requirements. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.
29. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) and County Code Table 22.318.060-A (Development Standards for the East Pasadena – East San Gabriel CSD), which states that dwelling units with up to four bedrooms shall require two covered parking spaces. Each four-bedroom detached unit will provide an attached garage with two covered parking spaces. Bicycle parking is not provided, nor required, as less than five units are proposed. Future development and construction of the Project will be reviewed for compliance with the East Pasadena – East San Gabriel CSD under a separate review and approval.
30. **STORAGE ENCLOSURES.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.132 (Storage Enclosure Requirements For Recycling And Solid Waste), which states that enclosed storage areas to store, collect, and load waste, recyclable materials, and organic materials shall be provided by residential land uses with four or more units, and that the area may be safely accessed by building occupants and waste and recycling haulers. The Commission finds that the Project includes a shared storage area for waste located at the rear of the Project Site. However, the Commission finds that to confirm the storage enclosure complies with the required two-foot-wide paving surrounding the enclosure, the Project is conditioned to submit an Amended Exhibit “E” prior to Final Map as part of the related entitlement, to confirm compliance with the exact design specifications of Chapter 22.132 (Storage Enclosure Requirements For Recycling And Solid Waste).
31. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.48.040 (Items Required for Parcel Maps). The Project includes 1,797 cubic yards (“cy”) total of earthwork, including 20 cy of cut, 80 cy of import, 100 cy of fill, and 1,597 cy of over-excavation.
32. **CONDOMINIUM REQUIREMENTS.** The Commission finds that the Project is subject to Section 21.24.380 (Condominiums and Community Apartment Projects), which requires the provision of a five-foot-wide common walkway for direct access into the Project Site from any sidewalks along the project frontage. The walkway will be maintained ungated.
33. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-site Trees) requiring the

permittee to plant or cause to be planted within the front yard one tree for each 25 feet of street frontage for each parcel created by a residential division of land, as a condition of approval. In this case, the permittee will be required to plant three trees in the front yard area based on a total of 80 linear feet of street frontage. This shall be reviewed and approved prior to final map recordation as a condition of approval for PM83190.

CSD MODIFICATION FINDINGS

34. **The Commission finds that the Project complies with the County Code Section 22.318.090.C.3.b.i, which states that the use, development of land, and application of development standards comply with all applicable provisions of Title 22.** The Commission finds that the Project meets most development standards for the R-A Zone and the CSD, such as for minimum street frontage, building height, distance between buildings, side and rear yard setbacks, front yard landscaping, parking, maximum floor areas, and lot coverage. The Commission finds that the Project has an 80-foot-wide street frontage, which meets the minimum street frontage requirements of the CSD. The Commission finds that each dwelling unit is proposed to be two stories and just over 27 feet in height in compliance with the CSD and County Code requirements. The Commission finds that the four-bedroom condominium units will range in size from 2,558 to 2,631 square feet and each include a two-car garage, meeting the parking requirements of the CSD. Furthermore, the Commission finds that all garages will face the private driveway and fire lane and not the public right-of-way also in compliance with the CSD. The Commission also finds that the Project includes a five-foot-wide internal walkway for pedestrian connectivity that provides access to each unit and to the public right-of-way and a shared trash enclosure at the rear of the Project site.

However, the Project includes a CSD Modification to reduce the average lot width from 100 to 80 feet. Although no changes are proposed to the lot width it is nonconforming. Furthermore, the CSD Modification includes a request to reduce the front yard setback from 45 to 25 feet, to allow the Project to maximize the Project Site's allowable density. The CSD Modification also includes a request to allow AC units within the required 20-foot-wide building separation per the CSD. No other exceptions or variances are required.

35. **The Commission finds that the Project complies with County Code Section 22.318.090.C.3.b.ii, which states that the use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.** The Commission finds that the Project Site is within an urban area and flat, and connected to existing utilities for water and sewage, and the Project meets all applicable development standards as required by the R-A Zone, including minimum street frontage, front-yard landscaping, fences and walls, and building heights. The Commission finds the Project meets the required 20-foot-wide building separation, and

that this CSD Modification will allow the AC units to be located within these areas. The placement of the AC units, however, complies with the building separation requirements of Title 22, which is only ten feet. The Commission also finds that the average lot width of 80 feet exists and is nonconforming and will be modified as part of this CSD Modification. Furthermore, the CSD Modification includes a request to reduce the front yard setback from approximately 45 to 25 feet, to allow the Project to maximize the Project Site's allowable density. This reduction, however, will not be noticeable as this will blend in with the surrounding neighborhood. This is because the Project will be required to provide a 20-foot-wide street dedication along Duarte Road, and other lots do not provide this, therefore the Project will be similar in form and pattern to the existing development. No other exceptions or variances are required. Additionally, the Commission finds that the Project includes pedestrian walkways for pedestrian connectivity, and the CSD modification will not impact vehicular traffic or pedestrian connectivity in any way. The Commission finds that this Project will also be required to provide three trees in compliance with tree planting requirements, and that bicycle parking is not required, nor provided. The Commission further finds that the Project is proposed within an urbanized area and considered to be infill development. The Commission finds that it is not located within a special or significant habitat area, nor near any streams or riparian areas, and will therefore not cause damage to fish or wildlife or their habitat. The Commission finds that the County Subdivision Committee, which consists of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health, reviewed the Project and recommended its approval subject to certain conditions. Finally, the Commission also finds that the Project will utilize existing public water and sewage systems, provides sufficient vehicular access and parking, and will not result in significant impacts to traffic congestion.

- 36. The Commission finds that the Project complies with County Code Section 22.318.090.C.3.b.iii, which states that the use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.** The Commission finds that the Project underwent a design review for compliance with the General Plan, and the applicant made modifications to the Project based on the feedback provided related to removing gates to allow for shared open space areas with landscaping and adding fenestration to the proposed dwelling units. The Commission finds that the Project includes four detached condominium residential units that are similar to one other in style and materials, as well as similar to nearby development patterns, including flag lots nearby. The Commission further finds that the Project will also be required to provide three trees in the front yard setback area in compliance with tree planting requirements. The Commission also finds that future development and construction of the Project will be reviewed for compliance with Title 22, including CSD requirements, except for the requirements modified by the CSD Modification.

ENVIRONMENTAL FINDINGS

- 37. The Commission finds that that this Project qualifies for two Categorical Exemptions, Class 15 Minor Land Divisions and Class 5 Minor Alterations in Land Use Limitations for Land under the California Environmental Quality Act (Public Resources Code**

section 21000, et seq.) (“CEQA”) Guidelines sections 15315 and 15304, and the County environmental guidelines. The Project qualifies for a Class 15 exemption because it involves subdividing four or fewer parcels within an urbanized area zoned for residential uses and involves minor modifications to the CSD. The Project will convert the existing parcel into one multi-family parcel to accommodate the development of four detached condominium units. The Project Site fronts a public street, will be served by public water and sewer, and was not involved in a subdivision of a larger parcel within the previous two years. The Project also qualifies for a Class 5 exemption in relation to this CSD Modification. The Project conforms with the General Plan and zoning, as modified by this CSD Modification to reduce the average lot width from 100 to 80 feet and the front yard setback from approximately 45 to 25 feet, and to allow AC units within the required 20-foot building separation. No other exceptions or variances are required, and these modifications will not result in the creation of a new parcel or increased density. The project is still within the maximum allowed density allowed, which is five units. For both exemptions, the Commission finds that the Project Site does not have an average slope greater than 20 percent. Furthermore, the Commission finds that the Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board and does not contain any registered or significant historic resources. The Project is not located near a scenic highway and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances and/or cumulative impacts. Therefore, there are no exceptions to the exemption and the Project is categorically exempt.

ADMINISTRATIVE FINDINGS

38. PUBLIC MEETINGS. The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. Two meetings occurred on the following dates:

- Commission Hearing scheduled on February 12, 2025, and
- Commission Hearing held on March 12, 2025.

39. 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 Project meets all the findings for a modification to the CSD including that:
 - a. The use, development of land, and application of development standards comply with all applicable provisions of Title 22, the County Code.

- b. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.
 - c. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.
- B. As part of the grant, the Project shall benefit from the following: a reduced average lot width from 100 to 80 feet, a reduced the front yard setback from approximately 45 to 25 feet, and the location of AC units within the required 20-foot building separation.

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 categorical exemption); and
2. Approves **CSD MODIFICATION NO. RPPL2021010898**, subject to the attached conditions.

ACTION DATE: March 12, 2025

VOTE: 3:2:0:0

Concurring: Louie, Duarte-White, and Hastings

Dissenting: Moon and O'Connor

Abstaining: 0

Absent: 0

DD:JSH:ACB:EGA

03/12/2025

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-002703
TENTATIVE PARCEL MAP NO. 83190 (RPPL2020005167) ("PM83190")

PROJECT DESCRIPTION

Tentative Parcel Map to create one multi-family parcel with four detached residential condominium units on 24,156.9 gross square feet (0.6 gross acres), including related modifications to the East Pasadena – East San Gabriel Community Standards District ("CSD") requirements to reduce the average lot width from 100 to 80 feet, reduce the front yard setback from approximately 45 to 25 feet, and to allow air conditioning ("AC") units within the required 20-foot-wide building separation, under the related CSD Modification No. RPPL2021010898.

GENERAL CONDITIONS

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

6. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Tentative Parcel Map No.83190 shall expire on March 12, 2027.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
8. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, an amended Exhibit Map shall be submitted to LA County Planning **by May 12, 2025.**
9. In the event that subsequent revisions to the approved Exhibit Map are submitted the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
11. 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 \$441.00 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 and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

12. 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.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
14. 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").
15. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
16. 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 and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.
17. 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

18. This grant shall authorize the creation of one multi-family lot with four detached residential condominium units on 24,156.9 gross square feet (0.6 gross acres), as depicted on the Tentative Parcel Map and Exhibit Map dated April 10, 2024.
19. The Subdivider shall conform to the requirements of Title 21 of the County Code, and the Subdivision Map Act.
20. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports for Tentative Parcel Map dated April 10, 2024, consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

Grading

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

Street Frontage

22. The Subdivider shall provide at least 80 feet of street frontage.

PRIOR TO RECORDATION OF A FINAL MAP

Condominiums

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

Covenants, Conditions, and Restrictions (“CC&Rs”)

24. The Subdivider shall submit a draft copy of the project’s Covenants, Conditions and Restrictions (“CC&Rs”) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
25. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the private driveways and fire lane, walkways, lighting system, trash storage enclosure, front and rear landscaped areas to remain ungated, irrigation systems, wall, fence, and other shared open areas, to the satisfaction of the Director.

26. The Subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveway and fire lane, and walkways, for access into and out of the subdivision, as well as communal use of front and rear landscaped areas.

Driveway Conditions

27. The private driveway shall be labeled as Private Driveway and Fire Lane on the final map.
28. The Subdivider shall construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit Map dated April 10, 2024, or an Amended Exhibit Map approved by the Director.
29. The private driveway and internal walkways shall not be gated. Gated vehicular access shall be listed as a prohibition within the CC&Rs.
30. The Subdivider shall provide for continued enforcement in the CC&Rs or maintenance agreement. The Subdivider shall submit a draft copy of the CC&Rs and/or maintenance agreement to LA County Planning for review and approval.

Existing Structures

31. Prior to final map recordation, the Subdivider shall obtain demolition permits from Public Works, Building and Safety Division ("B&S") to demolish the existing structures including a single-family residence and detached garage, and any other accessory structures as delineated on the Tentative Parcel Map dated April 10, 2024. The Subdivider shall provide photographs and/or other evidence satisfactory to the Director that the structures in question have been removed.

Pedestrian Gates

32. Prior to final map recordation, the Subdivider shall submit an Amended Exhibit Map depicting the gates enclosing the walkways and rear landscaped areas are removed to ensure continued access by all residents.

Storage Enclosure

33. Prior to final map recordation, the Subdivider shall submit an Amended Exhibit Map to confirm compliance with the design specifications of Chapter 22.132 (Storage Enclosure Requirements For Recycling And Solid Waste).

Tree Planting

34. Prior to final map recordation, the Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the three tree plantings required by this grant. The Subdivider shall post a bond

PROJECT NO. PRJ2022-002703
TENTATIVE PARCEL MAP NO. 83190
(RPPL2020005167)

EXHIBIT D
CONDITIONS OF APPROVAL
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guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.

OTHER CONDITIONS

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

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1- 21)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-002703
COMMUNITY STANDARDS DISTRICT ("CSD") MODIFICATION NO.
RPPL2021010898

PROJECT DESCRIPTION

Tentative Parcel Map to create one multi-family parcel with four detached residential condominium units on 24,156.9 gross square feet (0.6 gross acres), including related modifications to the East Pasadena – East San Gabriel Community Standard District ("CSD") requirements to reduce the average lot width from 100 to 80 feet, reduce the front yard setback from approximately 45 to 25 feet, and to allow air conditioning ("AC") units within the required 20-foot-wide building separation, as part of this CSD Modification No. RPPL2021010898.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, 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 conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The Permittee 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 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee 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 Permittee or the Permittee's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee 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 Permittee, 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 Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).
7. This grant shall expire unless used within two (2) years after the recordation of a final map for Tentative Parcel Map No. 82931. In the event that Tentative Parcel Map No. 82931 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map/"A". If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, an amended Exhibit "A" shall be submitted to LA County Planning by **May 12, 2025**.
9. In the event that subsequent revisions to the approved Exhibit "A" are submitted the Permittee shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee from compliance with these conditions and applicable regulations.
11. 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 Permittee 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

\$441.00 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 and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

12. 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.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
14. 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").
15. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
16. 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 and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.
17. 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.

CSD MODIFICATION-SPECIFIC CONDITIONS

18. This grant modifies the minimum average lot width to 80 feet, the minimum required front yard setback to 25 feet and allows AC units within the required 20-foot building separation as depicted on the Exhibit "A" dated April 10, 2024, or subsequently revised Exhibit "A".

AFFIDAVIT OF ACCEPTANCE INSTRUCTIONS

Please read carefully. Failure to follow these instructions may result in the delay of your approved site plan and building permits.

After the termination of the appeal period (14 days after the action date), proceed with the following instructions if you have not been notified that an appeal has been received.

1. Sign the "Affidavit of Acceptance" form in the presence of a notary and have the notary attach an acknowledgement. Both the applicant and owner lines must be signed on the form, even if they are the same person. Mail to:

**Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012**

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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**REGARDING: PROJECT NO. PRJ2022-002703
TENTATIVE PARCEL MAP NO. 83190 (RPPL2020005167)
8744 DUARTE ROAD, SAN GABRIEL, SOUTH SANTA ANITA - TEMPLE CITY
APN: 5381-004-005**

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above.
I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

Executed this _____ day of _____, 20____

I/We declare under the penalty of perjury that the foregoing is true and correct.

*Complete both Applicant and Owner
sections, even if the same.*

*Signatures must be acknowledged by a
Notary Public. Affix seal or appropriate
acknowledgements.*

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____
