

## REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: February 26, 2025

HEARING DATE: March 12, 2025 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2022-002703

PERMIT NUMBERS: Tentative Parcel Map No. 83190 (RPPL2020005167)  
Community Standards District Modification No.  
RPPL2021010898  
Environmental Assessment No. RPPL2020005388

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 8744 Duarte Road, San Gabriel

OWNER/APPLICANT: KD Treasure LLC / David Dai

PUBLIC MEETINGS HELD: 2 OF 5

INCLUSIONARY HOUSING ORDINANCE ("IHO"): The Project is not subject to the IHO because it does not meet the five-unit minimum threshold.

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

### RECOMMENDATION

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

Department of Regional Planning ("LA County Planning") staff ("Staff") recommends **APPROVAL** of Project Number PRJ2022-002703, Tentative Parcel Map No. 83190 (RPPL2020005167) and Community Standards District Modification No. RPPL2021010898, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following two motions:

### CEQA:

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

### ENTITLEMENTS:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE PARCEL MAP 83190 AND CSD MODIFICATION NO. RPPL2021010898, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlements Requested**

- Tentative Parcel Map No. 83190 (“PM83190”) to create one multi-family parcel with four detached residential condominium units on 24,156.9 gross square feet (0.6 gross acres) within the R-A (Residential Agricultural - 5,000 Square Feet Minimum Required Lot Area) Zone pursuant to Los Angeles County (“County”) Code Chapter 21.48 (Minor Land Divisions) and Section 22.18.010 (Residential Zones - Purpose).
- Community Standards District (“CSD”) Modification No. RPPL2021010898 to reduce the average lot width from 100 to 80 feet, reduce the front yard setback from approximately 45 to 25 feet, and allow air conditioning (“AC”) units within the required 20-foot building separation, within the East Pasadena – East San Gabriel CSD pursuant to County Code Section 22.318.090 (Modification of Development Standards).

### **B. Project**

PM83190 and Exhibit Map/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) (“Project”). Each dwelling unit is proposed to be two stories and just over 27 feet high 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 of Duarte Road. The Project includes a five-foot-wide internal walkway for pedestrian connectivity as well as landscaping and a shared trash enclosure. The existing single-family residence and detached garage will be demolished as a subdivision condition of approval. All existing trees on the Project Site will be removed. Although this includes one oak tree with a four-inch diameter, this will not require an Oak Tree Permit as it does not meet the threshold of an eight-inch diameter and therefore is not subject to the County’s Oak Tree Ordinance. The Project includes a 20-foot-wide public right-of-way street dedication along Duarte Road, sidewalk, and curb and gutter improvements.

The Project meets most development standards for the R-A Zone and the CSD, such as building height, distance between buildings, side and rear yard setbacks, front yard landscaping, parking, maximum floor areas, minimum street frontage, and lot coverage. No changes are proposed to the Project’s existing street frontage width, which is 80 feet in compliance with the CSD requirements. However, the Project includes a request to modify several CSD development standards including a reduction in the average lot width from 100 to 80 feet, a reduction of the front yard setback from 45 to 25 feet, and the placement of AC units within the required 20-foot-wide building separation area. Each unit will have some private space, which will include a concrete landing and slab, AC units, and landscaping. However, the larger landscaped areas within the front yard and rear yard setback areas shall be shared and communal and will remain ungated. Bicycle parking is not provided nor required as less than five units are proposed.

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.

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.

The Project was originally scheduled for public hearing on February 12, 2025, and was continued without opening the public hearing to March 12, 2025, due to required noticing within a 1000-foot radius of the Project Site pursuant to Section 22.222.160.B.1 (Notification Radius - Additional Radius) for all projects located within the 5<sup>th</sup> Supervisorial District.

### **SUBJECT PROPERTY AND SURROUNDINGS**

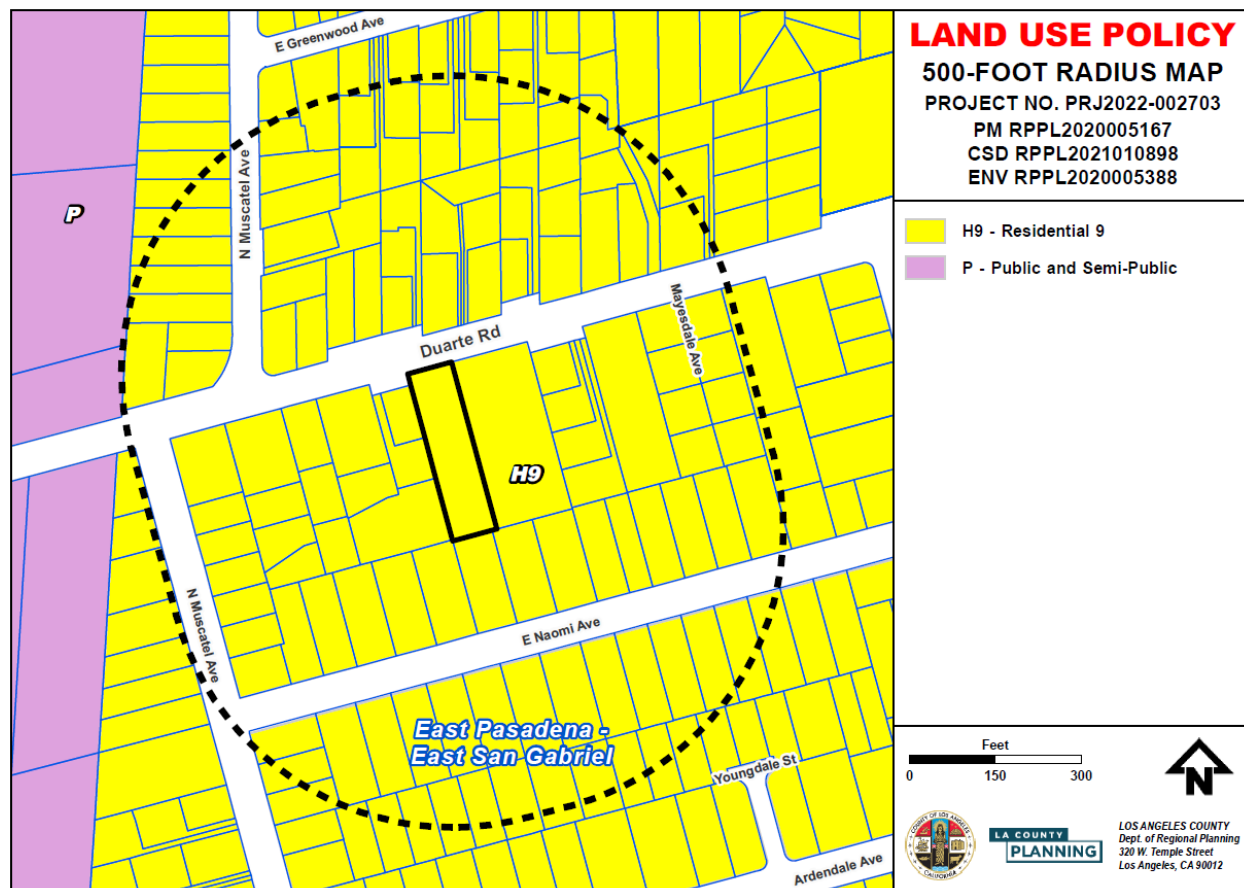
The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9- 0 to 9 Residential Dwelling Units Per Net Acre)	R-A	Single-Family Residence
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

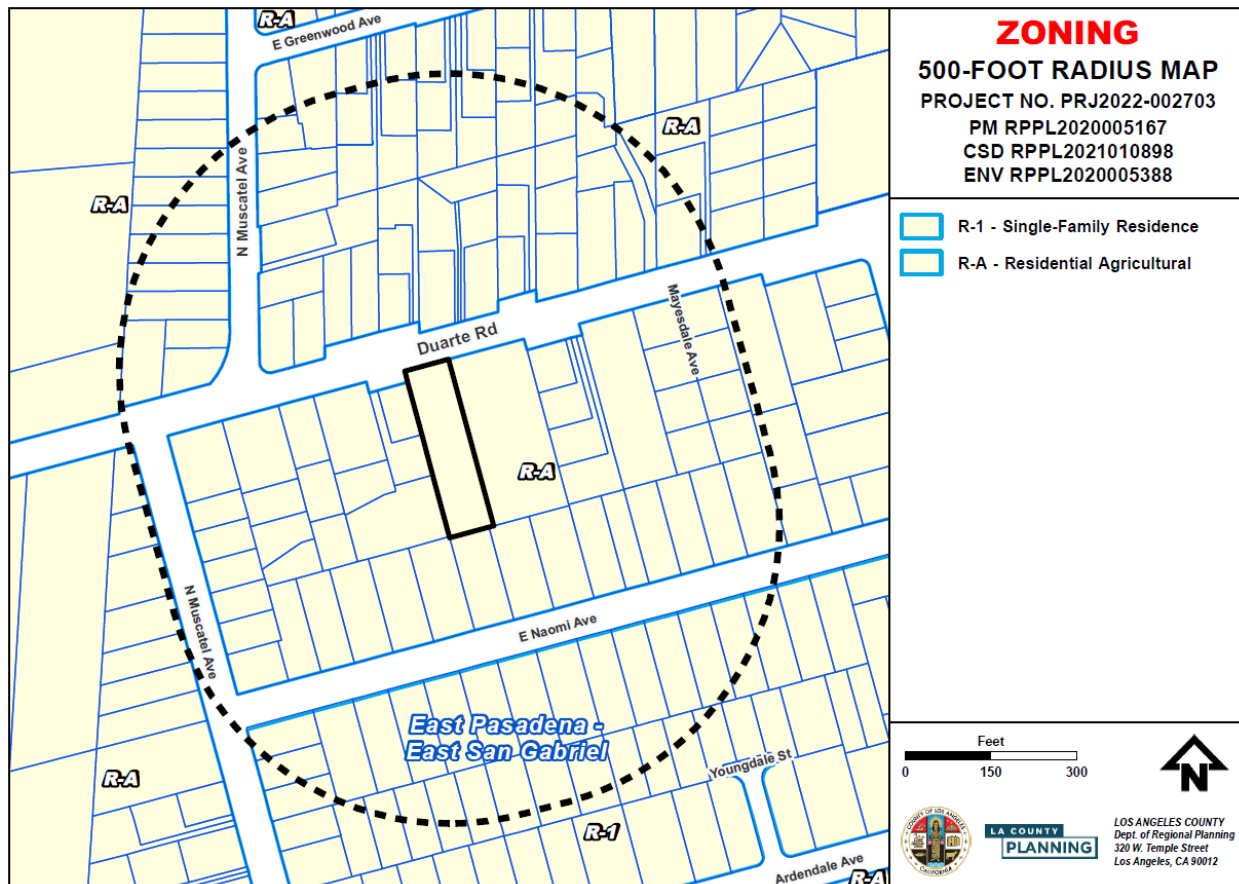
### **PROPERTY HISTORY**

#### **A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1813	R-1 (Single-Family Residence) and R-3 (Limited Multiple)	March 24, 1930
3045	R-5 Zone (Agricultural Residential)	January 1, 1938
6287	R-A Zone	October 9, 1953







## B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
None		

## C. Violations

CASE NO.	VIOLATION	CLOSED
RPCE2020000022	Outside storage / construction storage on property	11/20/2024

## ANALYSIS

### A. Land Use Compatibility

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 and agricultural uses. The Project will increase the density from one existing dwelling unit to four dwelling units, which is consistent with the five maximum dwelling units under the General Plan. 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.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The Project is infill development, and the proposed Project will provide much needed housing in LA County, with a net increase of three new dwelling units. 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 existing street frontage will not be modified and meets the required 80-foot-wide minimum pursuant to the CSD, and so this will not result in visual impacts to the neighborhood.

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 existing lot width, it is nonconforming. Additionally, 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. Additionally, the Project will be required to provide a 20-foot-wide street dedication along Duarte Road though not all existing lots have this dedication. As such, even with the front yard setback modification, it will appear in form and be a similar distance from the centerline as existing residences on the block. Finally, the CSD Modification also includes a request to allow AC units within the required 20-foot building separation per the CSD. This modification will still meet the County Code Title 22 (Planning and Zoning) building separation requirement of 10 feet and will not result in visible impacts from the public right-of-way. No other exceptions or variances are required.

All proposed garages will face the internal private driveway and fire lane, rather than the public street. Furthermore, the Project will also be required to provide three trees within the front yard area in compliance with on-site tree planting requirements, benefiting the right-of-way with foliage and shade in the long run. There are no significant historic resources on the Project Site. The Project will connect to exist utility services for water and sewer, and the Project is not expected to have significant impacts to traffic.

**C. Design Compatibility**

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 Project meets most development standards for the R-A Zone and the CSD, such as building height, second-story setback

requirements, distance between buildings, side and rear yard setbacks, front yard landscaping, parking, maximum floor areas, minimum street frontage, and lot coverage.

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 existing lot width, it is nonconforming. Additionally, 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. Additionally, the Project will be required to provide a street dedication along Duarte, though not all existing lots have this dedication. As such, even with the front yard setback modification, it will appear in form and similar distance from the centerline as existing residences in the block. The CSD Modification also includes a request to allow AC units within the required 20-foot building separation per the CSD. This modification will still meet the County Code Title 22 (Planning and Zoning) required minimum building separation of 10 feet and will not result in visible impacts from the public right-of-way. No other exceptions or variances are required.

Each dwelling unit is proposed to be two stories and just over 27 feet in height and is in compliance with the CSD and County Code requirements. 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, all garages will face the private driveway and fire lane and not the public right-of-way, which is also in compliance with the CSD. Each condominium unit will have some private space, which will include a concrete landing and slab, AC units, and landscaping. However, the larger landscaped areas within the front yard and rear yard setback areas shall be shared and communal and will remain ungated. Bicycle parking is not provided, nor required, as less than five units are proposed.

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 as well as a shared trash enclosure at the rear of the Project Site. The Project's design was reviewed for consistency with the General Plan and includes four detached condominium residential units that are similar to one other in style and materials. The Project will also be required to provide three trees in the front yard setback area in compliance with tree planting requirements. The Project's conceptual architectural drawings are included as part of this hearing package (see Exhibit I - Architectural Drawings). Finally, future development and construction of the Project will be reviewed for compliance with Title 22 (Planning and Zoning) of the County Code, including the CSD, except where authorized to be modified by the CSD Modification.

#### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

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

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

The HAA applies to this Project. The HAA limits a local government’s ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, Zoning, and development standards, as modified by the CSD Modification. There are no other variances or other waivers, modifications, or exceptions to the zoning code.

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

- 1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).
- 2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable timeframe, considering economic, environmental, social, and technological factors.

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

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional

regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took effect on January 1, 2020, and under SB 8 (effective January 1, 2022), will extend to January 1, 2030. See Government Code sections 65905.5 and 65589.5.

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

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

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements, as modified by the CSD Modification. The Project is not subject to the IHO because it does not meet the five-unit threshold. 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. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by the Subdivision Map Act (Government Code Sections 66474 and 66474.2), and County Code Section 22.318.090.B.3 (Modification of Development Standards – Findings and Decision). The applicant's Burden of Proof responses, are attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant meets the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

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 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 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. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

### **COMMENTS RECEIVED**

#### **A. County Department Comments and Recommendations**

The Los Angeles County Subdivision Committee consists of representatives from LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health. Based on the Tentative and Exhibit Map/Exhibit “A” dated April 10, 2024, the Subdivision Committee cleared the Project for public hearing.

#### **B. Other Agency Comments and Recommendations**

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

#### **C. Public Comments**

Staff 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. (Exhibit J – Public Comments)

Report  
Reviewed By:



Josh S. Huntington, AICP, Supervising Regional Planner

Report  
Approved By:



Susan Tae, AICP, Assistant Deputy Director

#### **LIST OF ATTACHED EXHIBITS**

EXHIBIT A	Tentative and Exhibit Map/“A” dated April 10, 2024
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant’s Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Architectural Drawings (Conceptual)
EXHIBIT J	Public Comments



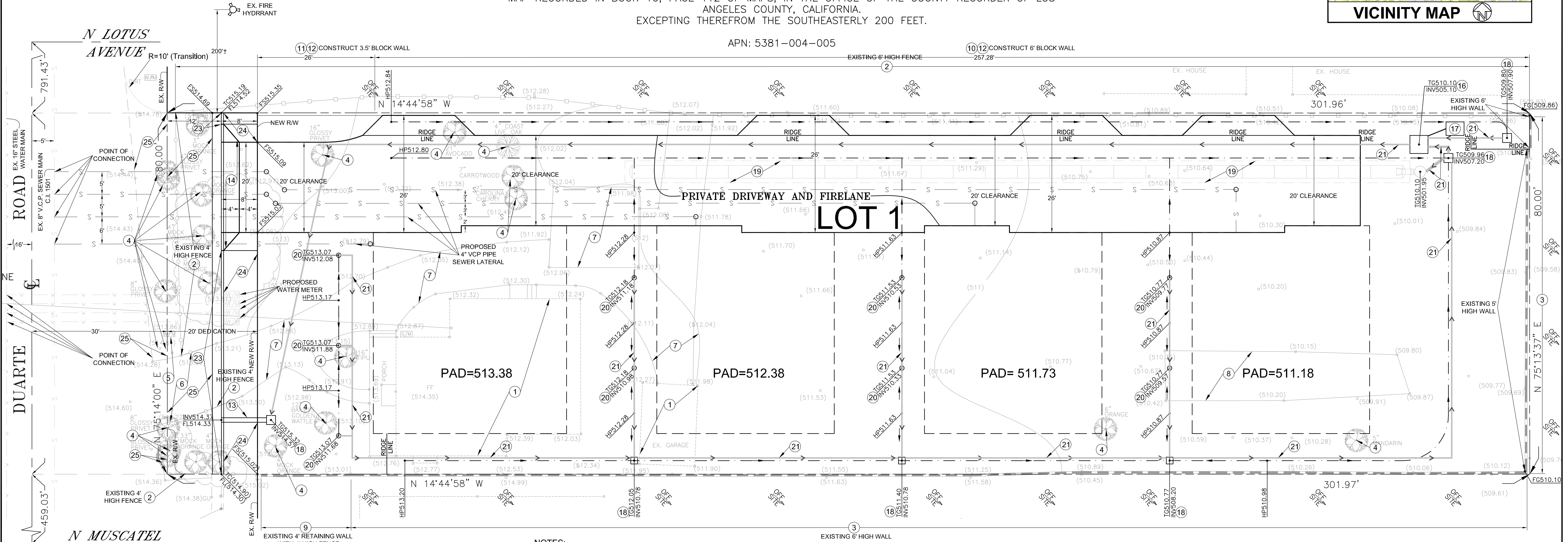
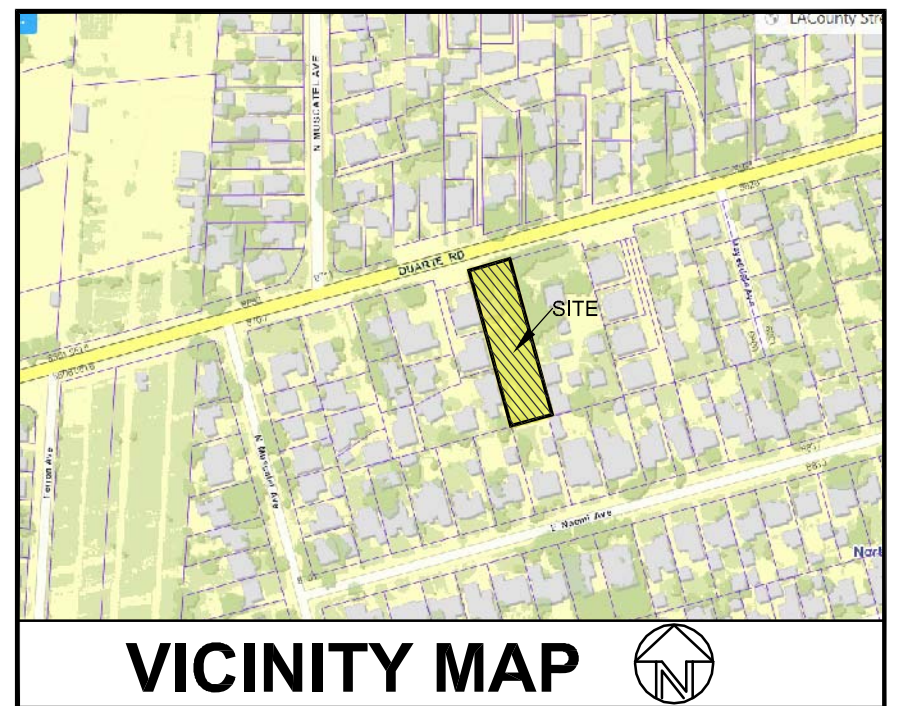
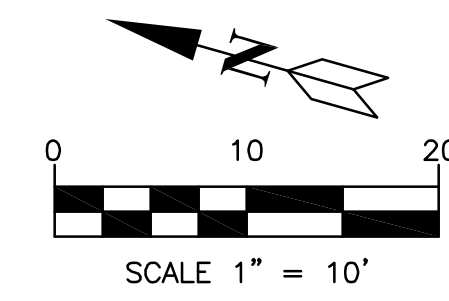
# LEGENDS & ABBREVIATIONS

TC	.....	TOP OF CURB	.....	TREE
FL	.....	FLOW LINE	.....	SHEET FLOW
FS	.....	FINISHED SURFACE	.....	SEWER MANHOLE
FF	.....	FINISHED FLOOR	.....	WATER METER
FG	.....	FINISHED GRADE	.....	LANDSCAPE AREA
INV	.....	INVERT ELEVATION	.....	SEWER LINE
DWY	.....	DRIVEWAY APPROACH	.....	FIRE HYDRANT
(1)	.....	EXISTING ELEVATION	.....	
1	.....	PROPOSED ELEVATION	.....	
---	.....	CENTERLINE	.....	
---	.....	PROPERTY LINE	.....	
---	.....	FLOW LINE	.....	
---	.....	FLOW PATTERN	.....	

LOS ANGELES DEPARTMENT OF  
REGIONAL PLANNING  
4/10/24  
TENTATIVE PM83190

## "MINOR LAND DIVISION TENTATIVE PARCEL MAP NUMBER 83190 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

THE SOUTHWESTERLY 80 FEET OF LOT 14 OF SUNNYSLOPE VINEYARD SUBDIVISION NO. 1, AS PER  
MAP RECORDED IN BOOK 10, PAGE 112 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS  
ANGELES COUNTY, CALIFORNIA.  
EXCEPTING THEREFROM THE SOUTHEASTERLY 200 FEET.



### NOTES:

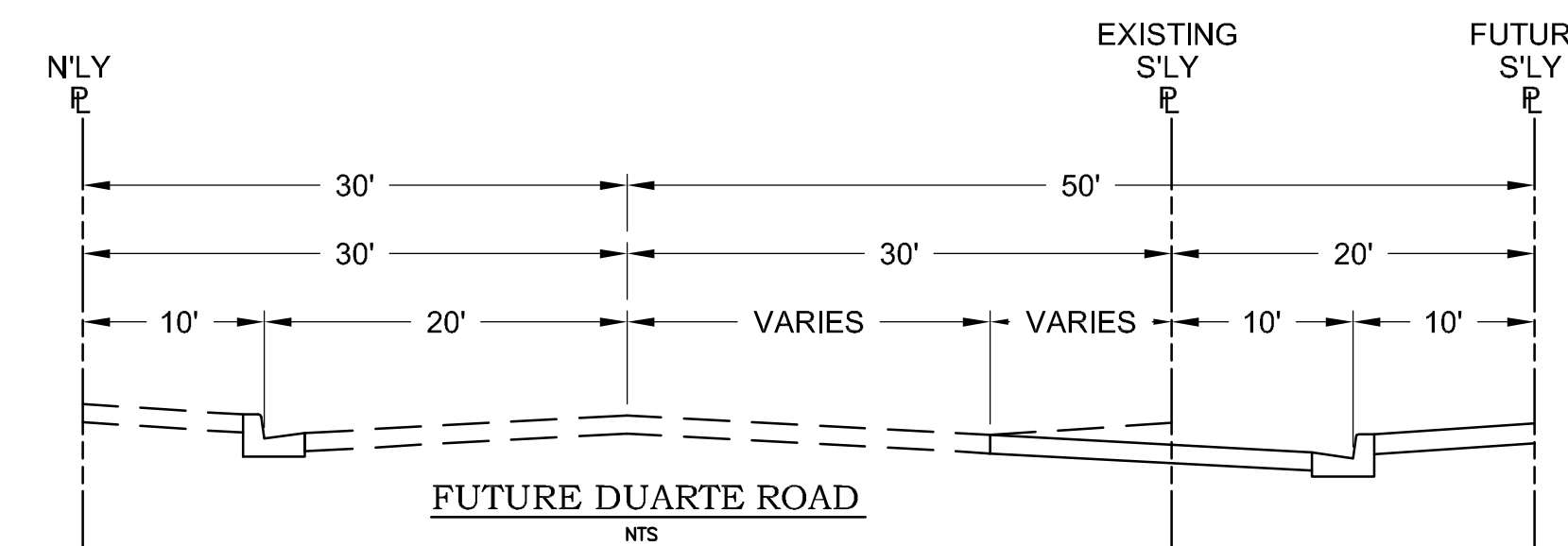
- EXISTING BUILDING TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING BLOCK WALL TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING WATER METER TO BE REMOVED
- EXISTING DRIVEWAY APPROACH TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING BLOCK WALL WITH FENCE TO REMAIN
- PROPOSED NEW 6" MAX HIGH CONCRETE BLOCK WALL
- PROPOSED NEW 3.5' MAX HIGH CONCRETE BLOCK WALL
- OMIT 1 BLOCK WALL FOR EVERY OTHER BLOCK WALL
- PROPOSED PARKWAY DRAIN, TO BE PRIVATELY MAINTAINED
- PROPOSED NEW DRIVEWAY APPROACH
- INSTALL PUMP
- INSTALL GAS GENERATOR
- INSTALL CATCH BASIN
- INSTALL STORMTECH CHAMBER INFILTRATION SYSTEM
- INSTALL AREA DRAIN
- INSTALL PIPE
- PROPOSED NEW CURB AND GUTTER
- PROPOSED NEW SIDEWALK
- PROPOSED NEW PAVEMENT

NO EXISTING ON-SITE PUBLIC  
AND PRIVATE EASEMENTS

NO ENTRANCE GATE PROPOSED

LACFCD IS NOT TO MAINTAIN  
ANY DRAINAGE DEVICES

SLOPE IS LESS THAN 20%



### ENGINEER:

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

### UTILITIES:

WATER - SUNNY SLOPE WATER COMPANY  
SEWER - COUNTY OF LOS ANGELES  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - AT&T / SBC  
TRASH - ATHENS DISPOSAL COMPANY  
CABLE TV - CHARTER COMMUNICATION CABLE

### EARTHWORK QUANTITIES:

CUT: 20 CY  
IMPORT: 80 CY  
FILL: 100 CY  
OVER-EXCAVATION: 1,597 CY

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

### PROJECT SUMMARY:

OWNER: KD TREASURE LLC / DAVID DAI  
2935 LOMBARDY RD., PASADENA, CA 91107  
626-636-5595  
PROJECT ADDRESS: 8744 DUARTE ROAD, SAN GABRIEL, CA 91775  
PROJECT DESCRIPTION: FOUR 2-STORY DETACHED CONDOMINIUMS  
EXISTING LOT: 1  
PROPOSED LOT: 1  
A.P.N.: 5381-004-005  
EXISTING ZONING: R-A  
PROPOSED ZONING: R-A  
TYPE OF CONSTRUCTION: VB  
TYPE OF OCCUPANCY: R3/U1  
LAND USE DESIGNATION: H-9  
COMMUNITY STANDARD DISTRICT: EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT

AREAS: GROSS AREA: 0.610 ACRE (24,156.89 S.F.)  
NET AREA: 0.518 ACRE (22,556.89 S.F.)  
ALLOWABLE G.S.A. & LOT COVERAGE: 22,556.89 x 50%  
= 11,278 S.F.  
EXISTING MAIN HOUSE TO BE DEMOLISHED = 1,243 S.F.  
EXISTING GARAGE TO BE DEMOLISHED = 220 S.F.

### BENCHMARK:

BENCHMARK NO. G 4345  
FC TAG IN C.B. 2FT E/O CF @ NE COR  
LONGDEN AVENUE AND MUSCATEL AVENUE 37FT  
N/O & 22FT E/O C/L INT  
ELEVATION: 470.501'

### PROJECT LOCATION:

8744 DUARTE ROAD,  
SAN GABRIEL, CA 91775

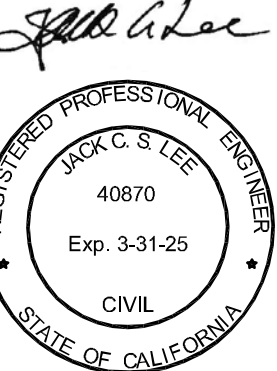
### OWNER:

DAVID DAI  
2935 LOMBARDY RD,  
PASADENA, CA 91107  
626-636-5595

### DRAWN:

PYS  
CHECKED:  
DATE: 03/22/2024  
JOB NO.: 19-086-012  
SCALE: 1" = 10'  
FILE NAME:

**CALLAND ENGINEERING, INC.**  
dba QUARTECH CONSULTANTS  
576 E. LAMBERT ROAD, BREA, CA 92821  
TEL: (714) 671-1050 FAX: (714) 671-1090



**T-1**

SHEET 1 OF 1 SHT.



## LEGENDS &amp; ABBREVIATIONS

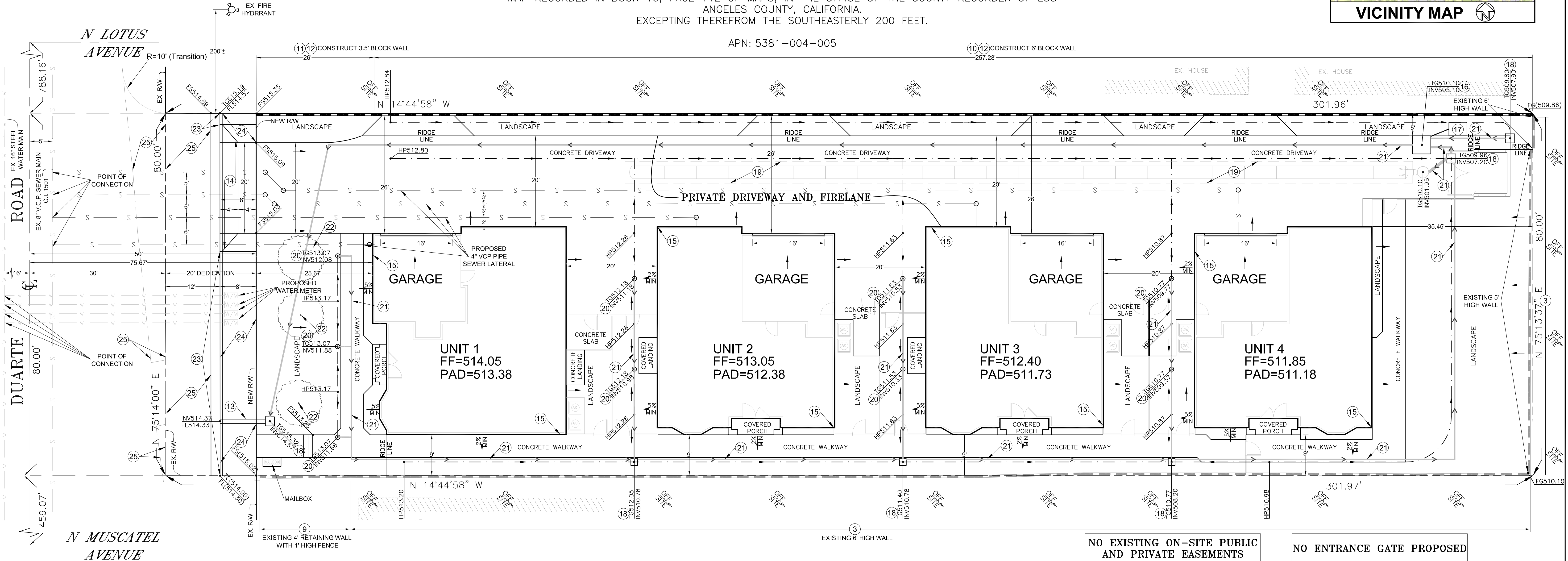
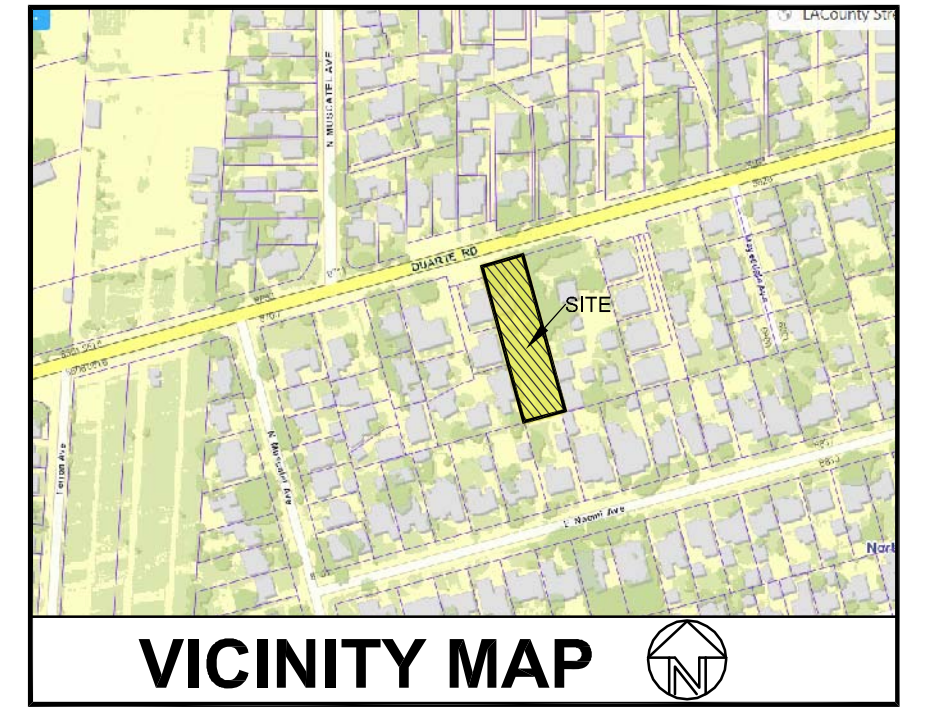
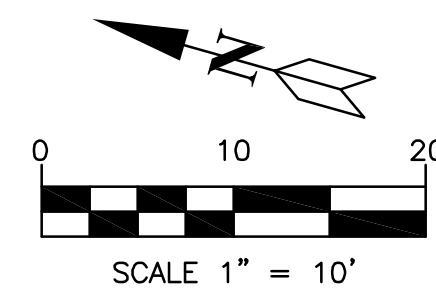
TC	.....	TOP OF CURB	.....	PROPOSED TREE
FL	.....	FLOW LINE	.....	SHEET FLOW
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FG	.....	FINISHED GRADE	.....	DRAINAGE PIPE
INV	.....	INVERT ELEVATION	.....	LANDSCAPE AREA
DWY	.....	DRIVEWAY APPROACH	.....	WATER LINE
1	.....	EXISTING ELEVATION	.....	SEWER LINE
(1)	.....	PROPOSED ELEVATION	.....	FIRE HYDRANT
---	.....	CENTERLINE	.....	
---	.....	PROPERTY LINE	.....	
---	.....	FLOW LINE	.....	
---	.....	FLOW PATTERN	.....	

LOS ANGELES DEPARTMENT OF  
REGIONAL PLANNING  
4/10/24  
EXHIBIT PM83190

"MINOR LAND DIVISION  
TENTATIVE PARCEL MAP NUMBER 83190  
(FOR CONDOMINIUM PURPOSES)  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
EXHIBIT MAP"

THE SOUTHWESTERLY 80 FEET OF LOT 14 OF SUNNYSLOPE VINEYARD SUBDIVISION NO. 1, AS PER  
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ANGELES COUNTY, CALIFORNIA.  
EXCEPTING THEREFROM THE SOUTHEASTERLY 200 FEET.

APN: 5381-004-005



## ENGINEER:

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

## UTILITIES:

WATER - SUNNY SLOPE WATER COMPANY  
SEWER - COUNTY OF LOS ANGELES  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - AT&T / SBC  
TRASH - ATHENS DISPOSAL COMPANY  
CABLE TV - CHARTER COMMUNICATION CABLE

## NOTE:

WASTE WATER WILL BE DISPOSED FROM JOB SITE TO THE  
EXISTING MAIN BY GRAVITY.

## EARTHWORK QUANTITIES:

CUT: 20 CY FILL: 100 CY  
IMPORT: 80 CY OVER-EXCAVATION: 1,597 CY

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

## HOA NOTE:

HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED  
TO ENSURE BASIC MAINTENANCE AND INFRASTRUCTURE  
DEVELOPMENTS OF ITS SURROUNDINGS.

## PROJECT SUMMARY:

OWNER: KD TREASURE LLC / DAVID DAI  
2935 LOMBARDY RD., PASADENA, CA 91107  
626-636-5595  
PROJECT ADDRESS: 8744 DUARTE ROAD, SAN GABRIEL, CA 91775  
PROJECT DESCRIPTION: FOUR 2-STORY DETACHED CONDOMINIUMS  
EXISTING LOT: 1  
PROPOSED LOT: 1  
A.P.N.: 5381-004-005  
EXISTING ZONING: R-A  
PROPOSED ZONING: R-A  
TYPE OF CONSTRUCTION: VB  
TYPE OF OCCUPANCY: R3/U1  
LAND USE DESIGNATION: H-9  
COMMUNITY STANDARD DISTRICT: EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT

AREAS: GROSS AREA: 0.610 ACRE (24,156.89 S.F.)  
NET AREA: 0.518 ACRE (22,556.89 S.F.)

ALLOWABLE G.S.A. & LOT COVERAGE: 22,556.89 x 50%  
= 11,278 S.F.

## BUILDING DATA:

UNITS	CONDO 1	CONDO 2	CONDO 3	CONDO 4
1ST FLOOR LIVING AREA	1,457 SF	1,298 SF	1,298 SF	1,298 SF
2ND FLOOR LIVING AREA	1,174 SF	1,260 SF	1,260 SF	1,260 SF
TOTAL LIVING AREA	2,631 SF	2,558 SF	2,558 SF	2,558 SF
FRONT COVERED PORCH	27 SF	39 SF	39 SF	39 SF
REAR COVERED PATIO	N/A	N/A	N/A	N/A
ATTACHED 2 CAR GARAGE	420 SF	410 SF	410 SF	410 SF
TOTAL AREA FOR G.S.A.	2,631 SF	2,558 SF	2,558 SF	2,558 SF
TOTAL AREA FOR LOT COVERAGE	1,904 SF	1,747 SF	1,747 SF	1,747 SF

## AVERAGE FRONT YARD SETBACK CALCULATION

ADDRESS	FRONT YARD SETBACK
8704	85'-6"
8712	86'-9"
8724	66'-6"
8726	67'-0"
8738	65'-0"
8744	SUBJECT PROPERTY
8752	88'-6"
8818	95'-9"
8826	50'-0"
TOTAL	234'
AVERAGE FRONT YARD SETBACK:	605'/8=75'-8"
FRONT YARD SETBACK PROVIDED:	75'-8"

## NOTES:

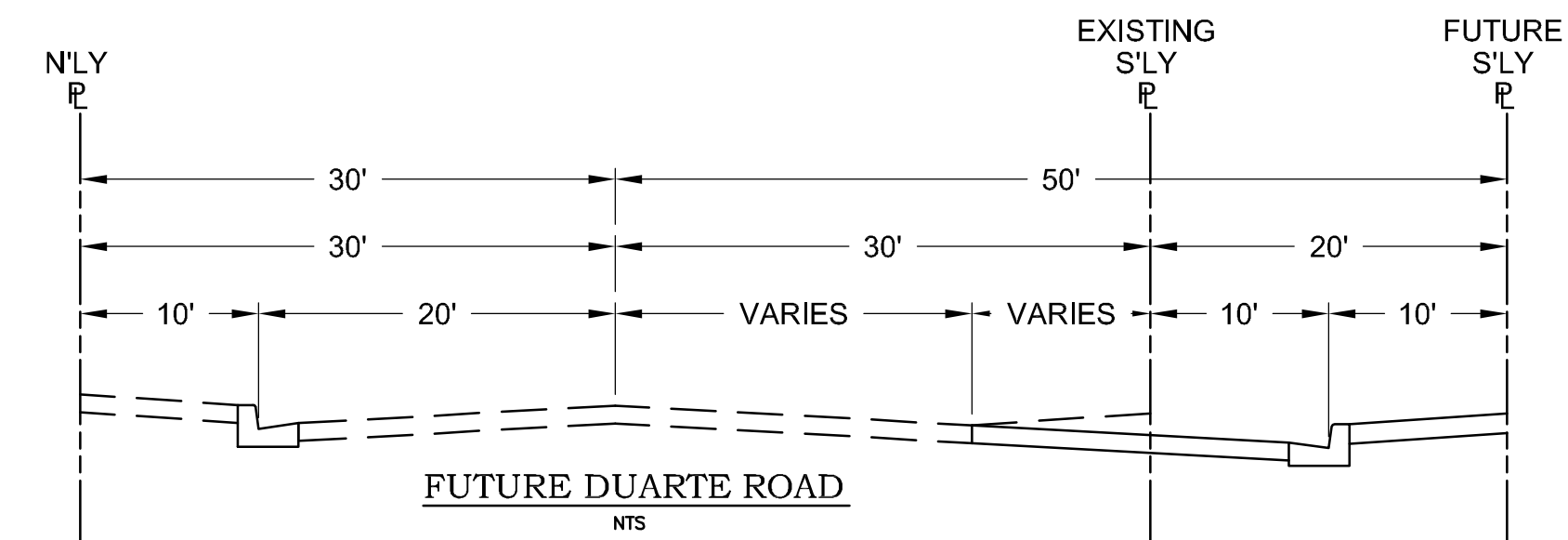
- EXISTING BLOCK WALL TO REMAIN
- EXISTING BLOCK WALL WITH FENCE TO REMAIN
- PROPOSED NEW 6' MAX HIGH CONCRETE BLOCK WALL
- PROPOSED NEW 3.5' MAX HIGH CONCRETE BLOCK WALL
- OMIT 1 BLOCK WALL FOR EVERY OTHER BLOCK WALL
- PROPOSED PARKWAY DRAIN, TO BE PRIVATELY MAINTAINED
- PROPOSED NEW DRIVEWAY APPROACH
- PROPOSED BUILDING
- INSTALL PUMP
- INSTALL GAS GENERATOR
- INSTALL CATCH BASIN
- INSTALL STORMTECH CHAMBER INFILTRATION SYSTEM
- INSTALL AREA DRAIN
- INSTALL PIPE
- PLANT 2-24" BOX TREE
- PROPOSED NEW CURB AND GUTTER
- PROPOSED NEW SIDEWALK
- PROPOSED NEW PAVEMENT

NO EXISTING ON-SITE PUBLIC  
AND PRIVATE EASEMENTS

NO ENTRANCE GATE PROPOSED

SLOPE IS LESS THAN 20%

LACFCD IS NOT TO MAINTAIN  
ANY DRAINAGE DEVICES



## BENCHMARK:

BENCHMARK NO. G 4345  
FC TAG IN C.B. 2FT E/O CF @ NE COR  
LONGDEN AVENUE AND MUSCATEL AVENUE 37FT  
N/O & 22FT E/O C/L INT  
ELEVATION: 470.501'

## PROJECT LOCATION:

8744 DUARTE ROAD,  
SAN GABRIEL, CA 91775

## OWNER:

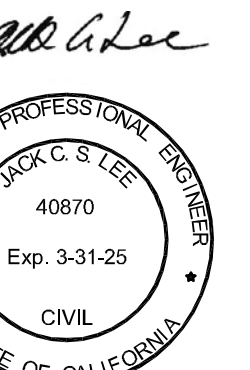
DAVID DAI  
2935 LOMBARDY RD,  
PASADENA, CA 91107  
626-636-5595

## DRAWN:

PYS  
CHECKED:  
DATE: 03/22/2024  
JOB NO.: 19-086-012  
SCALE: 1" = 10'  
FILE NAME:

**CALLAND ENGINEERING, INC.**  
dba **QUARTECH CONSULTANTS**

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



**T-1**

SHEET 1 OF 1 SHT.



**PROJECT NUMBER**

PRJ2022-002703

**HEARING DATE****March 12, 2025,**  
(Continued from February  
12, 2025)

## PROJECT SUMMARY

**REQUESTED ENTITLEMENT**

Tentative Parcel Map No. 83190 (RPPL2020005167)  
("PM83190")  
Community Standards District ("CSD") Modification  
No. RPPL2021010898  
Environmental Assessment No. RPPL2020005388

**OWNER / APPLICANT**

KD Treasure LLC / David Dai

**MAP / EXHIBIT DATE**

April 10, 2024

**PROJECT OVERVIEW**

PM83190 will create one multi-family residential lot with four detached residential condominium units on 24,156.9 gross square feet (0.6 gross acres). Each dwelling unit is proposed to be two stories in height with an attached two-car garage. 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. The project includes a CSD Modification to reduce the average lot width from 100 to 80 feet, reduce the front yard setback from approximately 45 to 25 feet, and allow air conditioning units within the required 20-foot building separation. The existing single-family residence and detached garage will be demolished as a condition of approval. 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 is not required to provide affordable set-aside units and does not include any. 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.

**LOCATION**

8744 Duarte Road, San Gabriel

**ACCESS**

Duarte Road

**ASSESSORS PARCEL NUMBER**

5381-004-005

**SITE AREA**

22,556.9 Net Square Feet (0.5 Net Acres)  
24,156.9 Gross Square Feet (0.6 Gross Acres)

**GENERAL PLAN**

Yes, Countywide General Plan

**ZONED DISTRICT**

South Santa Anita-  
Temple City

**PLANNING AREA**

West San Gabriel Valley

**LAND USE DESIGNATION**

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

**ZONE**

R-A (Residential Agricultural – 5,000 Square Feet  
Minimum Required Lot Area)

**PROPOSED UNITS**

4

**MAX DENSITY/UNITS**

5

**COMMUNITY STANDARDS DISTRICT ("CSD")**East Pasadena - East San Gabriel ([Ch. 22.318](#))**ENVIRONMENTAL DETERMINATION (CEQA)**

Categorical Exemptions: Class 5 Minor Alterations in Land Use Limitations and Class 15 Minor Land Divisions

**KEY ISSUES**

- Consistency with the General Plan
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
  - [Section 21.24.380](#) (Condominiums and Community Apartment Projects)
  - [Chapter 21.48](#) (Minor Land Divisions)
  - [Section 22.18.030](#) (Development Standards for R-A Zone)
  - [Chapter 22.119](#) (Affordable Housing Replacement)
  - [Chapter 22.318](#) (East Pasadena – East San Gabriel CSD Requirements)

**CASE PLANNER:**

Erica G. Aguirre, Principal Planner

**PHONE NUMBER:**

(213) 893 - 7020

**E-MAIL ADDRESS:**

eaguirre@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. 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.** *Reserved.*
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. (Exhibit J – Public Comments)

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 27<sup>th</sup>, 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, 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, 13<sup>th</sup> 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.

**ACTION DATE: March 12, 2025**

**VOTE:** *Reserved.*

DD:JSH:ACB:EGA

02/26/2025

c: Each Commissioner

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT 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.** *Reserved.*
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 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. (Exhibit J – Public Comments)

**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 27<sup>th</sup>, 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 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.

**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, 13<sup>th</sup> 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**

DD:JSH:ACB:EGA

02/26/2025

c: Each Commissioner



LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT 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  
DRAFT CONDITIONS OF  
APPROVAL  
PAGE 6 OF 6

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)



The following report consisting of 13 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

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

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

16. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz  
pm83190L\_rev2\_RPPL2020005167  
<http://planning.lacounty.gov/case/view/pm83190>

Phone (626) 458-4921

Date 05-02-2024





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

TRACT NO.: 83190

TENTATIVE MAP DATE: 04/10/2024

EXHIBIT MAP DATE: 04/10/2024

#### HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with the following conditions.

##### Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 03/14/2024, or the latest revision, to the satisfaction of the Department of Public Works.

##### Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

##### Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at <http://dpw.lacounty.gov/ldd/web/forms.aspx>

Review by: \_\_\_\_\_  \_\_\_\_\_ Date: 04/24/2024 Phone: (626) 458-7102  
Lonnie Chung

PCA LX001129 / A863  
EPIC LA RPPL2020005167  
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
**GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET**  
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Parcel Map	<u>83190</u>	Tentative Map Dated	<u>4/10/2024 (Exhibit)</u>	Parent Tract	<u>--</u>
Grading By Subdivider? [ Y ] (Y or N)	<u>1,597 yd<sup>3</sup></u>	Location	<u>San Gabriel</u>		
Geologist	<u>--</u>	Subdivider	<u>KD Treasure, LLC</u>		
Soils Engineer	<u>--</u>	Engineer/Arch.	<u>Calland Engineering, Inc.</u>		

**Review of:**

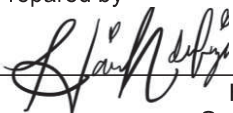
Geologic Report(s) Dated: --  
Soils Engineering Report(s) Dated: --  
Geotechnical Report(s) Dated: --  
References: --

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

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

Prepared by

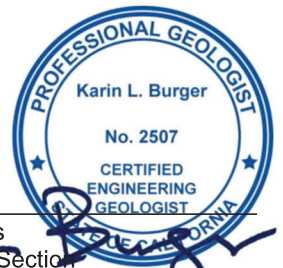


Hailley Ndubizu  
Geotechnical Section





Vanessa Torres  
Engineering Geology Section



Date 04/30/2024

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

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

83190, San Gabriel, 2024-04-30 TM-3-A

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


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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

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

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.

  
Name David Esfandi Date 04/29/2024 Phone (626) 458-7130

C:\Users\MEsfandi\Desktop\Tentative Map Conditions PM 83190.doc

1. Dedicate an additional 20 feet of right of way along the property frontage on Duarte Road for an ultimate right of way of 50 feet from centerline.
2. Remove all existing improvements within the proposed dedicated right of way on Duarte Road to the satisfaction of Public Works.
3. Close unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
4. Construct new driveway to the satisfaction of Public Works.
5. Repair any improvements damaged during construction to the satisfaction of Public Works.
6. The proposed perimeter fence (CMU or wood) adjacent to the driveway shall be depressed to 42 inches or less within 10 feet of the right of way to provide line of sight.
7. Widen Duarte Road and construct curb, gutter, base, pavement, pavement transition, and sidewalk along the property frontage. The top of the new curb shall be 42 inches from the centerline on Duarte Road.
8. Plant street trees (minimum 24" box) and provide irrigation along the property frontage to the satisfaction of Public Works.
9. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
10. Install postal delivery receptacles in groups to serve two or more residential lots.
11. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
12. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

TENTATIVE MAP DATED 04-10-2024  
EXHIBIT MAP DATED 04-10-2024

13. Submit street improvements plans and acquire street plan approval before obtaining a grading permit.
14. Comply with the street lighting requirements per the attached memorandum dated June 8, 2023.

Prepared by Aissa Carrillo <sup>AC</sup>  
pm83190r-rev1.doc

Phone (626) 458-4921

Date 05-01-2024



**LOS ANGELES COUNTY PUBLIC WORKS  
TRAFFIC SAFETY AND MOBILITY DIVISION  
DEVELOPMENT REVIEW - STREET LIGHTING REQUIREMENTS**

Date: 6/8/2023

TO: Jose Suarez  
Road and Grading Section  
Land Development Division

Attention Erica Aguirre

FROM: Inez Yeung  
Street Lighting Section  
Traffic Safety and Mobility Division

Prepared by Manuel Torres

**STREET LIGHTING REQUIREMENTS**

**RPPL2023001945 8744 DUARTE ROAD PM 83190**

- ☒ Project is located within County Lighting Maintenance District 1687 (CLMD 1687) and annexation is not required.
- ☐ Provide streetlights on concrete poles with underground wiring on all streets and highways within TR/PM/L - \_\_\_\_\_ and around to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
- 
- ☒ Provide streetlight(s) on concrete pole(s) with underground wiring along the property frontage on Duarte Road to the satisfaction of Public Works or as modified by Public Works. The streetlight(s) shall be designed as a County owned and maintained system. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
- 
- ☐ Provide streetlights on concrete poles with underground wiring on non-gated "private and public future" street(s) along the property frontage on \_\_\_\_\_ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County-owned and maintained system. Provide centerline of 16' wide easement to the County of Los Angeles for streetlight and auxiliary device purposes and an easement for streetlight and auxiliary device ingress and egress (over the entire road). Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
- 
- ☐ Provide streetlights on concrete poles with underground wiring on gated "private and future" street(s) \_\_\_\_\_ to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as Southern California Edison owned and maintained system. The operation and maintenance of the streetlights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on the development served by gated "private and future" street(s) as a result of streetlight benefits derived from existing or future streetlights on adjacent public roadways.
- 
- ☐ New streetlights are not required.

## **STREETLIGHT ACCEPTANCE REQUIREMENTS:**

- ☐ Upon CUP approval (CUP only), the applicant shall comply with the "Condition of Acceptance for Streetlight Transfer of Billing" requirements listed below in order for the County to assume responsibility over the streetlight(s). It is the sole responsibility of the applicant to ensure 1) street lighting plans are approved prior to issuance of building permits or road construction permits, whichever occurs first, and 2) street lighting improvements are installed per approved plans prior to the issuance of a certificate of occupancy.
- ☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with the "Conditions of Acceptance For Streetlight Transfer of Billing" requirements listed below in order for the County to assume responsibility over the streetlight(s). It is the sole responsibility of the applicant to ensure 1) street lighting plans are approved prior to issuance of building permits or road construction permits, whichever occurs first, and 2) street lighting improvements are installed per approved plans prior to the issuance of a certificate of occupancy.
- ☒ Upon tentative tract map/parcel map approval, the applicant (property owner or authorized representative) shall comply with the "Conditions of Acceptance for Streetlight Transfer of Billing" requirements listed below in order for the County to assume responsibility over the streetlight(s). It is the sole responsibility of the applicant to: 1) submit street lighting plans upon tentative tract /parcel map approval 2) secure approval of the street lighting plans prior to map recordation, 3) notify Traffic Safety and Mobility Division, Street Lighting Section when the final map is recorded.

### **CONDITIONS OF ACCEPTANCE FOR STREETLIGHT TRANSFER OF BILLING:**

The applicant (property owner or authorized representative) is responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the streetlights are formally accepted in the County Highway System for operation and maintenance and their billing is transferred into a County Lighting Maintenance District account with Southern California Edison.

Prior to the County Lighting Maintenance Districts assuming responsibility for the streetlights, the following conditions must be met:

- 1) All required streetlights have been accepted and installed per the approved plans and energized to close Road Encroachment Permit.
- 2) The County will require review and approval of the roadway improvements and their installation must be in accordance with approved plans prior to County assuming ownership and maintenance responsibilities of the project roadways into the County Highway System.
- 3) Prior to the County accepting the streetlights into the County Highway System to assume operation and maintenance responsibilities for the streetlights, a second field review will be conducted to ensure all streetlights are operational and no knockdowns have occurred.
- 4) Upon acceptance into the County Highway System, County will authorize the release of any remaining streetlight bond, if applicable, and accept the transfer of billing.



**LAND DEVELOPMENT DIVISION  
SEWER UNIT**

**PARCEL MAP NO.: 083190**

**TENTATIVE MAP DATED 04/10/2024  
EXHIBIT "A" MAP DATED 04/10/2024**

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

1. The subdivider shall install and serve each building with a separate house lateral.
2. A sewer area study for the proposed subdivision (PC12564AS, dated 10/06/2023) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in their local line and treatment plant and an outlet approval from the City of Temple City was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

Prepared by  
PM83190S-REV2

A handwritten signature in black ink, appearing to be 'C. C.', written over a horizontal line.

Phone (626) 458-4921

Date 04-17-2024

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

1. The onsite water system will be by service lines as they are shown on the tentative map. If fire hydrant is required or an upgrade of existing fire hydrants is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
2. The will serve letter issued by Sunny Slope Water Company dated February 28, 2024 will expire 1 year from issuance. It shall be the sole responsibility of the applicant to renew the will serve letter upon expiration and abide by all requirements of the water purveyor.

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

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



Los Angeles County Fire Department  
Fire Prevention Division  
5823 Rickenbacker Road  
Commerce, CA 90040

February 28, 2024

KD Treasure  
8753 Duarte Road  
San Gabriel, CA 91775-1502

Account No.: 20503200  
Service Address: 8744 Duarte

To Whom It May Concern:

This letter is to confirm that Sunny Slope Water Company is the water purveyor for the property located at 8744 Duarte Road, San Gabriel.

Under normal operating conditions, Sunny Slope Water Company water system **may** be adequate for Residential use and Fire Protection.

Water is presently being furnished to said lot and can be continued upon demand.

Very truly yours,  
SUNNY SLOPE WATER COMPANY

Troy Holland  
Superintendent  
TH/km



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2020005167	PROJECT NUMBER:	PM83190
CITY/COMMUNITY:	Northeast San Gabriel	STATUS:	Cleared
PROJECT ADDRESS:	8744 Duarte Road San Gabriel, CA 91775	DATE:	05/07/2024

---

### CONDITIONS

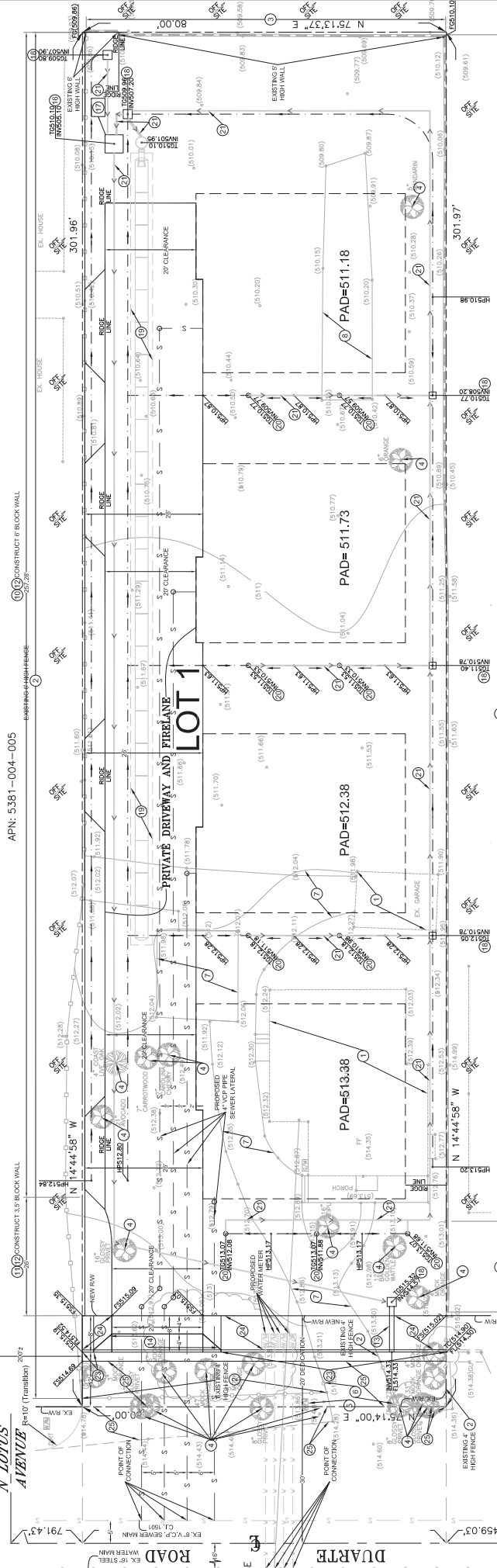
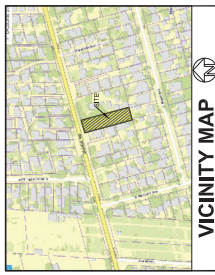
1. This project is cleared to proceed to Final Map review.

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



LOS ANGELES DEPARTMENT OF  
REGIONAL PLANNING  
4/10/24  
TENTATIVE PM83190

APN: 5.381-004-005



- EXISTING 6' HIGH WALL

INSTALL STORMWATER CHAMBER INFILTRATION SYSTEM

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EXISTING BUILDING TO BE REMOVED

EXISTING FENCE TO BE REMOVED

EXISTING BLOCK WALL TO REMAIN

EXISTING TREES TO BE REMOVED

EXISTING WATER METER TO BE REMOVED

EXISTING DRIVEWAY APPROACH TO BE REMOVED

EXISTING CONCRETE PAVEMENT TO BE REMOVED

EXISTING DRIVEWAY APPROACH TO BE REMOVED

EXISTING BLOCK WALL WITH FENCE TO REMAIN

PROPOSED NEW 6" MAX HIGH CONCRETE BLOCK WALL

PROPOSED NEW 3.5" MAX HIGH CONCRETE BLOCK WALL

OMIT 1 BLOCK WALL FOR EVERY OTHER BLOCK WALL

PROPOSED PARKWAY DRIVE. TO BE PRIVATELY MAINTAINED

PROPOSED NEW DRIVEWAY APPROACH

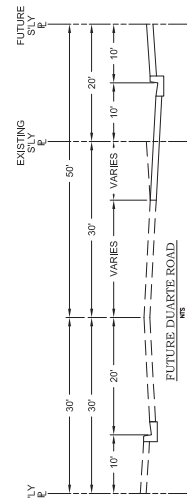
INSTALL PUMP AND GENERATOR

INSTALL CATCH BASIN

NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS

NO ENTRANCE GATE PROPOSED

LACFD IS NOT TO MAINTAIN ANY DRAINAGE DEVICES



PROJECT SUMMARY:	40 TREASURE V / DAVID D. 628-336-7661, SAN GABRIEL, CA 91707 628-336-5595 PROJECT ADDRESS: PROJECT DESCRIPTION: PROPOSED LOT: PROPOSED LOT: A.P.N.: ZONING: PROPOSED ZONING: PROPOSED ZONING: TYPE OF OCCUPANCY: LAND USE DESIGNATION: COMMUNITY STANDARD DISTRICT:	22,556.89 ± 50% 0.918 ACRES (22,556.89 S.F.) 0.918 ACRES (22,556.89 S.F.) EAST PASADENA-SAN GABRIEL STANDARDS DISTRICT GROSS AREA: NET AREA: ALLOWABLE U.S.A. & LOT COVERAGE:
------------------	--	--

ENGINEER:  
JACK LEE, REG. 48970  
2718 E. LAURENT ROAD,  
SANTA ANA, CALIF. 92705  
TEL. 714.671.1550  
FAX: 714.671.1090

UNLITES:

- WATER
- SEWER
- ELECTRICAL
- TELEPHONE
- TRASH
- CABLE TV

SUNNY SLOPE WATER COMPANY  
- COUNTY OF LOS ANGELES  
- 10000 W. 10TH STREET  
- SOUTHERN CALIFORNIA Edison CO.  
- 10000 W. 10TH STREET  
- AITING DISPOSAL COMPANY  
- 10000 W. 10TH STREET  
- CHARTER COMMUNICATION CABLE

EARTHWORK QUANTITIES:

CUT: 80 CY  
IMPORT: 20 CY  
FILL: EXCAVATION: 1597 CY

SPECIAL NOTES:  
1. THE CONTRACTOR SHALL OBTAIN PERMITS FROM AGENCIES FOR PERMIT AND RAINING  
2. THE CONTRACTOR SHALL VERIFY QUANTITIES  
3. THE CONTRACTOR SHALL VERIFY QUANTITIES

County of Los Angeles  
Fire Department  
Fire Prevention Division  
Land Development Unit

**CLEARED FOR  
PUBLIC HEARING**  
Land Development Unit

**CALLAND ENGINEERING, INC.**  
dba QUARTECH CONSULTANTS

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

<p><b><u>PROJECT LOCATION:</u></b></p> <p>8744 DUARTE ROAD, SAN GABRIEL, CA 91775</p>	<p><b><u>OWNER:</u></b></p> <p>DAVID DAI 2935 LOMBARDY RD, PASADENA, CA 91107 626-636-5595</p>
---	--

**BENCHMARK:**  
BENCHMARK NO. G 4345  
FC TAG IN C.B. 2FT E/O CF @ NE COR  
LONGDEN AVENUE AND MUSCATEL AVENUE  
N/O & 22FT E/O C/L INT  
ELEVATION: 470.501'

**CLEARED FOR  
PUBLIC HEARING**  
Land Development Unit

**CALLAND ENGINEERING, INC.**  
dba QUARTECH CONSULTANTS

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



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



Tentative Map # **83190**  
Park Planning Area # **42**

DRP Map Date: **04/10/2024** SCM Date: **09/24/2020** Report Date: **05/06/2024**  
CSD: **EAST PASADENA - EAST SAN GABRIEL** Map Type: **Tentative Map - Parcel**  
**CSD**

Total Units **4** = Proposed Units **3** + Exempt Units **1**

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.03</b>
IN-LIEU FEES:	<b>\$15,797</b>

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

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

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

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

**The park obligation for this development will be met by:**

The payment of \$15,797 in lieu fees.

**Trails:**

No Trails

**Comments:**

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

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305  
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra,  
California 91803.

By:   
Clement Lau, Departmental Facilities Planner II





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



Tentative Map # **83190**  
Park Planning Area # **42**

DRP Map Date: **04/10/2024** SCM Date: **09/24/2020** Report Date: **05/06/2024**  
CSD: **EAST PASADENA - EAST SAN GABRIEL** Map Type: **Tentative Map - Parcel**  
**CSD**

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

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

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

Total Units **4** = Proposed Units **3** + Exempt Units **1**

Park Planning Area = **42**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>3.04</b>	<b>0.0030</b>	<b>3</b>	<b>0.03</b>
M.F. < 5 Units	<b>2.93</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
M.F. >= 5 Units	<b>2.64</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Mobile Units	<b>4.67</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Exempt Units			<b>1</b>	<b>0.00</b>
<b>TOTAL</b>			<b>4</b>	<b>0.03</b>

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.03	\$577,369	<b>\$15,797</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
<b>Total Provided Acre Credit:</b>				<b>0.00</b>

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.03	\$577,369	<b>\$15,797</b>



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

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

**MEGAN McCLAIRE, M.S.P.H.**  
Chief Deputy Director

**LIZA FRIAS, REHS**  
Director of Environmental Health

**BRENDA LOPEZ, REHS**  
Assistant Director of Environmental Health

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


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

[www.publichealth.lacounty.gov/eh/](http://www.publichealth.lacounty.gov/eh/)

April 16, 2024

TO: Joshua Huntington  
Supervising Regional Planner  
Department of Regional Planning

Attention: Erica Aguirre

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

**SUBJECT: TENTATIVE MAP - TRACT**  
**CASE: RPPL2020005167**  
**PROJECT: PM83190**  
**8744 DUARTE ROAD SAN GABRIEL CA 91775**

Thank you for the opportunity to review the application and subdivision request for the subject property. The applicant requests to create one multi-family lot with Four 2-story detached residential condominium units.

Public Health recommends the clearance of the aforementioned project. The applicant provided a water "Will Serve Letter" from Sunny Slope Water Company dated February 28, 2024, and a sewer "Will Serve Letter" from the Los Angeles County Sanitation Districts dated February 15, 2024. Any change of methods for the provision of potable water and wastewater shall invalidate this approval.

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



**BOARD OF SUPERVISORS**

**Hilda L. Solis**  
First District

**Holly J. Mitchell**  
Second District

**Lindsey P. Horvath**  
Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

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

1. Community Protection Branch: Environmental Hygiene

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

1.1 Noise

1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at [municode.com](http://municode.com)). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise and 12.08.530 Residential Air-Conditioning.

1.1.2 The proposed project is in close proximity to residential area, and based on the scope of the project, it is anticipated that construction noise will impact the surrounding community.

1.1.2.1 Noise mitigation measures should be applied to the project site and noted on the site plan to reduce significant impacts related to construction noise and vibration and to comply with Los Angeles County Code Title 12, 12.08.440 – Construction Noise. Applicable noise mitigation strategies may include but are not limited to, the following:

1. Construction shall occur between 7:00 am and 7:00 pm Monday through Saturday. Construction is not allowed on Sundays or federal holidays.
2. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
3. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding residential properties.
4. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
5. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

**12.08.440 Construction Noise**

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

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

**12.08.390 Exterior Noise Standards**

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

**At residential properties between 7:00 am to 10:00 pm (daytime):**

Standard No. 1 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 70 dB for any period of time.

**At residential properties between 10:00 pm to 7:00 am (nighttime):**

Standard No. 1 shall be the exterior noise level which may not be exceeded 45 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 65 dB for any period of time.

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

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Environmental Hygiene Program at (626) 430-5201 or [varanda@ph.lacounty.gov](mailto:varanda@ph.lacounty.gov).

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT 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".



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

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

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

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

**Cal Land Engineering, Inc.**  
**dba Quartech Consultants**  
**Geotechnical, Environmental, and Civil Engineering**

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- a) **The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.**

The proposed residential use, development design, and building locations adhere to all relevant provisions of Title 22. However, the project necessitates a CSD Modification to (1) reduce the average lot width from 100 to 80 feet, (2) decrease the front yard setback from the required 75 feet 8 inches to approximately 25.67 feet, and (3) permit AC units within the mandated 20-foot building separation area.

In this locality, lots are similarly divided, with minimum widths ranging from 61 feet to 137.02 feet (Front of Duarte Road). Additionally, several flag lot development projects exist in these neighborhoods, where widths are below 80 feet (8714, 8728, 8730, 8736, 8744, 8756 Greenwood, 8738 Duarte).

Considering the front yard conditions in the neighborhood, the average setback is 75 feet 8 inches from the center of the road, and we aim to maintain consistency with the surrounding conditions.

The project involves subdivision with a shared walkway connecting each unit, and a driveway on the other side. Placing AC units in this area presents challenges. Installing them on the roof could lead to leakage and equipment screening issues. To address privacy and aesthetic concerns, we will install a 6-foot-high fence wall.

Despite the modification sought, this proposed development will still align with the underlying intent and goals as set forth in the provisions.

Cal Land Engineering, Inc.  
dba Quartech Consultants  
Geotechnical, Environmental, and Civil Engineering

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- b) **The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.**

The proposed residential use, development design, and building locations adhere to all relevant provisions of Title 22. However, the project necessitates a CSD Modification to (1) reduce the average lot width from 100 to 80 feet, (2) decrease the front yard setback from the required 75 feet 8 inches to approximately 25.67 feet, and (3) permit AC units within the mandated 20-foot building separation area.

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Considering the front yard conditions in the neighborhood, the average setback is 75 feet 8 inches from the center of the road, and we aim to maintain consistency with the surrounding conditions.

The project involves subdivision with a shared walkway connecting each unit, and a driveway on the other side. Placing AC units in this area presents challenges. Installing them on the roof could lead to leakage and equipment screening issues. To address privacy and aesthetic concerns, we will install a 6-foot-high fence wall.

Despite the modification sought, this proposed development will still align with the underlying intent and goals as set forth in the provisions.

Pursuant to County Code Section [22.318.090.B.3](#) (Findings and Decision), the applicant shall substantiate the following:

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

<p>B.3.b.i. That the use, development of land, and application of development standards comply with all applicable provisions of Title 22.</p>
<p>B.3.b.ii. 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.</p>
<p>B.3.b.iii. That the use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.</p>

## PROPOSED ENVIRONMENTAL DETERMINATION

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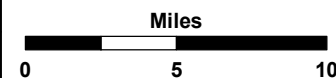
**DETERMINATION DATE:** February 26, 2025  
**PROJECT NUMBER:** PRJ2022-002703  
**PERMIT NUMBERS:** Tentative Parcel Map No. 83190 (RPPL2020005167)  
 CSD Modification No. RPPL2021010898  
 Environmental Assessment No. RPPL2020005388  
**SUPERVISORIAL DISTRICT:** 5  
**PROJECT LOCATION:** 8744 Duarte Road, San Gabriel  
**OWNER/APPLICANT:** KD Treasure LLC / David Dai  
**CASE PLANNER:** Erica G. Aguirre, AICP, Principal Planner  
 eaguirre@planning.lacounty.gov

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Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that 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 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.



**ENV RPPL2020005388**

LA COUNTY  
PLANNING

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





# 3-MILE RADIUS

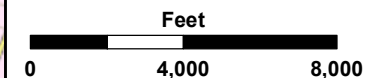
## LOCATOR MAP

PROJECT NO. PRJ2022-002703

PM RPPL2020005167

CSD RPPL2021010898

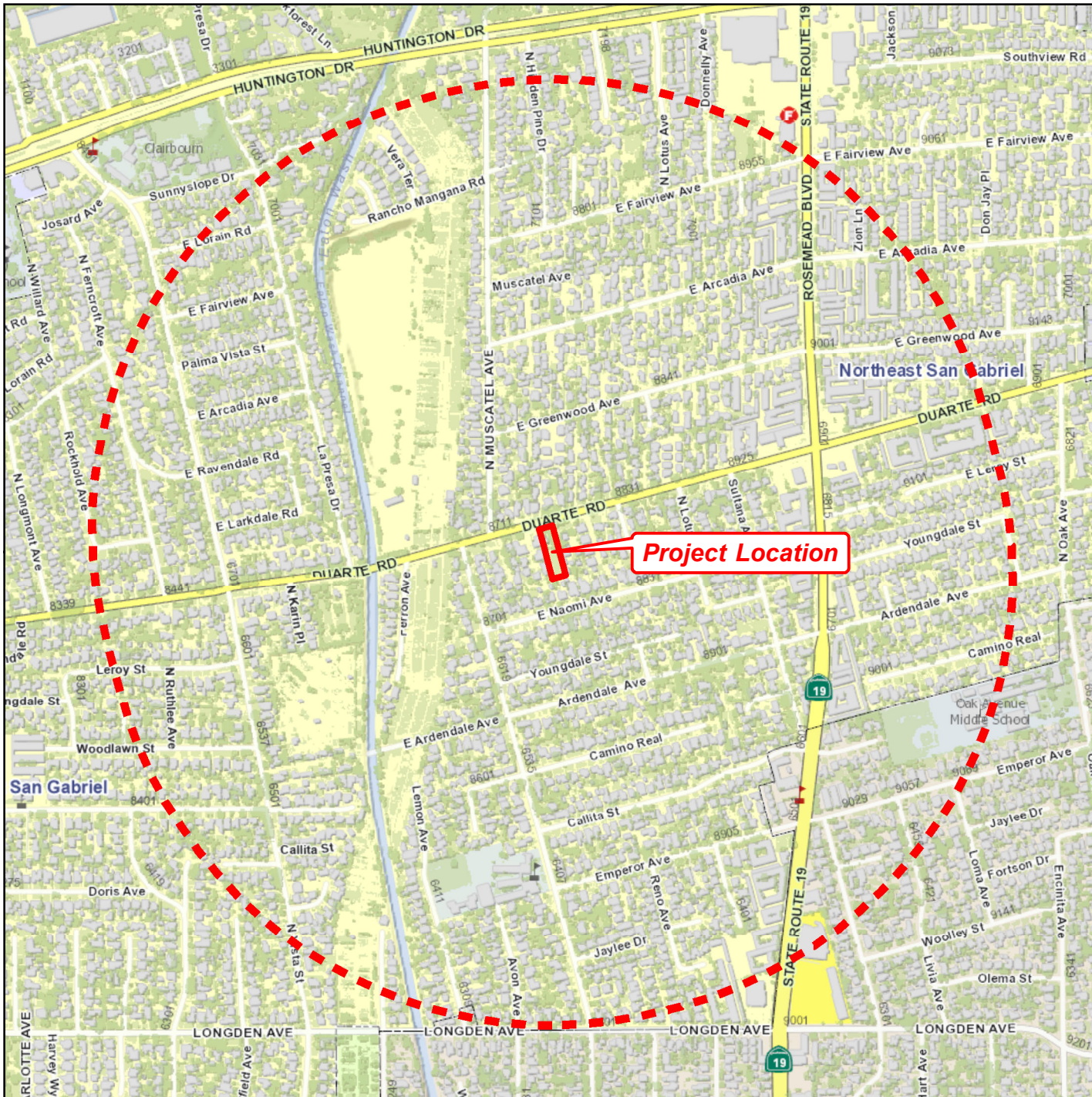
ENV RPPL2020005388



LA COUNTY  
PLANNING

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





# HALF-MILE RADIUS

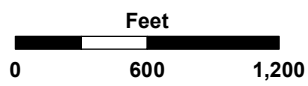
## LOCATOR MAP

PROJECT NO. PRJ2022-002703

PM RPPL2020005167

CSD RPPL2021010898

ENV RPPL2020005388



**LA COUNTY**  
**PLANNING**

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





# LAND USE POLICY



## 500-FOOT RADIUS MAP

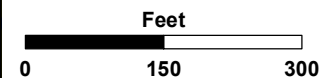
PROJECT NO. PRJ2022-002703

PM RPPL2020005167

CSD RPPL2021010898

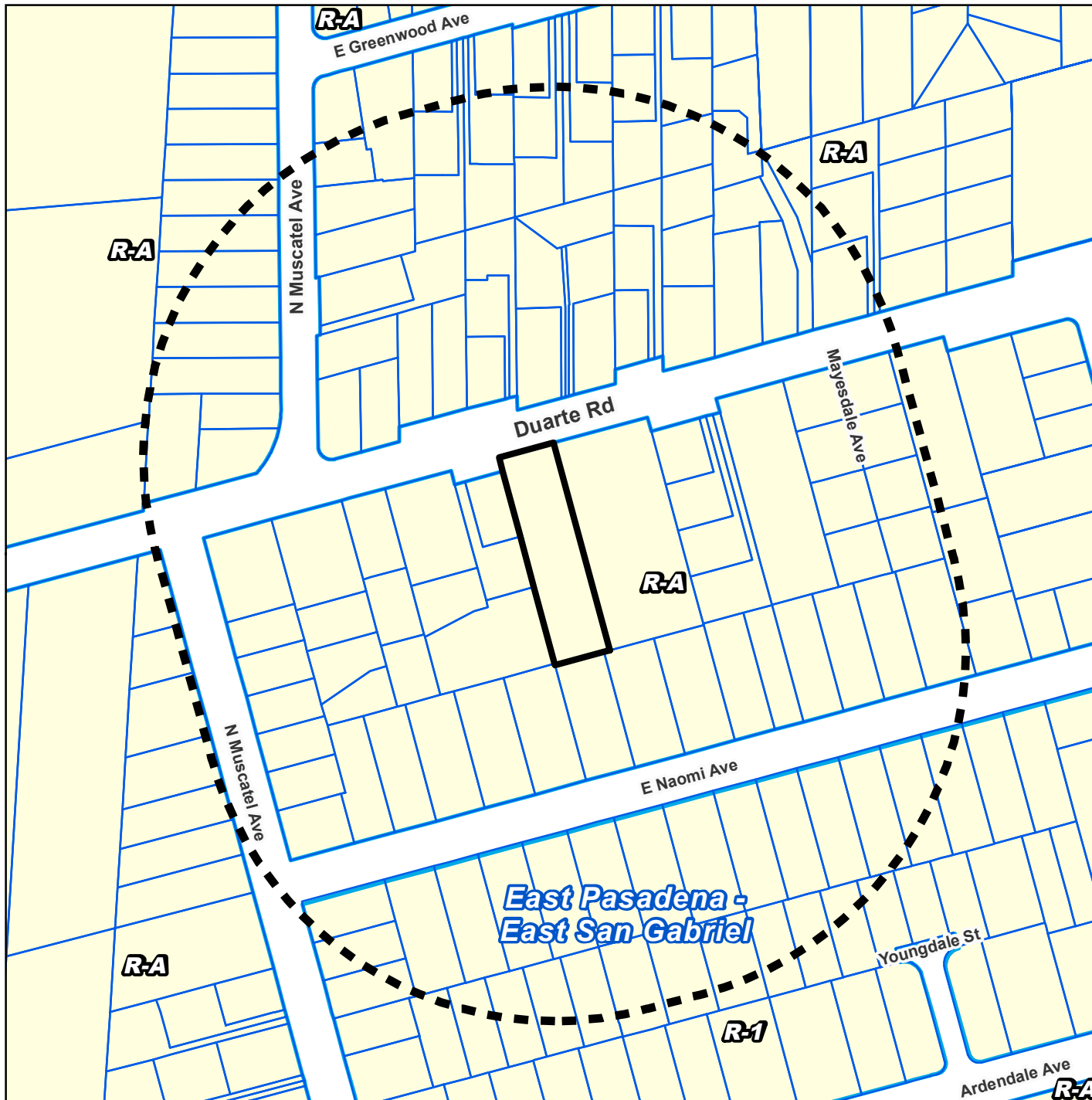
ENV RPPL2020005388

-  H9 - Residential 9
-  P - Public and Semi-Public



LA COUNTY  
PLANNING

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



# ZONING



## 500-FOOT RADIUS MAP

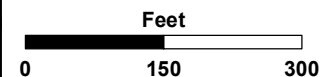
PROJECT NO. PRJ2022-002703

PM RPPL2020005167

CSD RPPL2021010898

ENV RPPL2020005388

-  R-1 - Single-Family Residence
-  R-A - Residential Agricultural



LA COUNTY  
PLANNING

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





# AERIAL IMAGERY

## SITE-SPECIFIC MAP

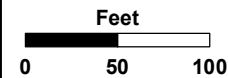
PROJECT NO. PRJ2022-002703

PM RPPL2020005167

CSD RPPL2021010898

ENV RPPL2020005388

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



LA COUNTY  
PLANNING

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

8744 DUARTE ROAD,  
SAN GABRIEL, CA 91775

APN: 5381-004-005











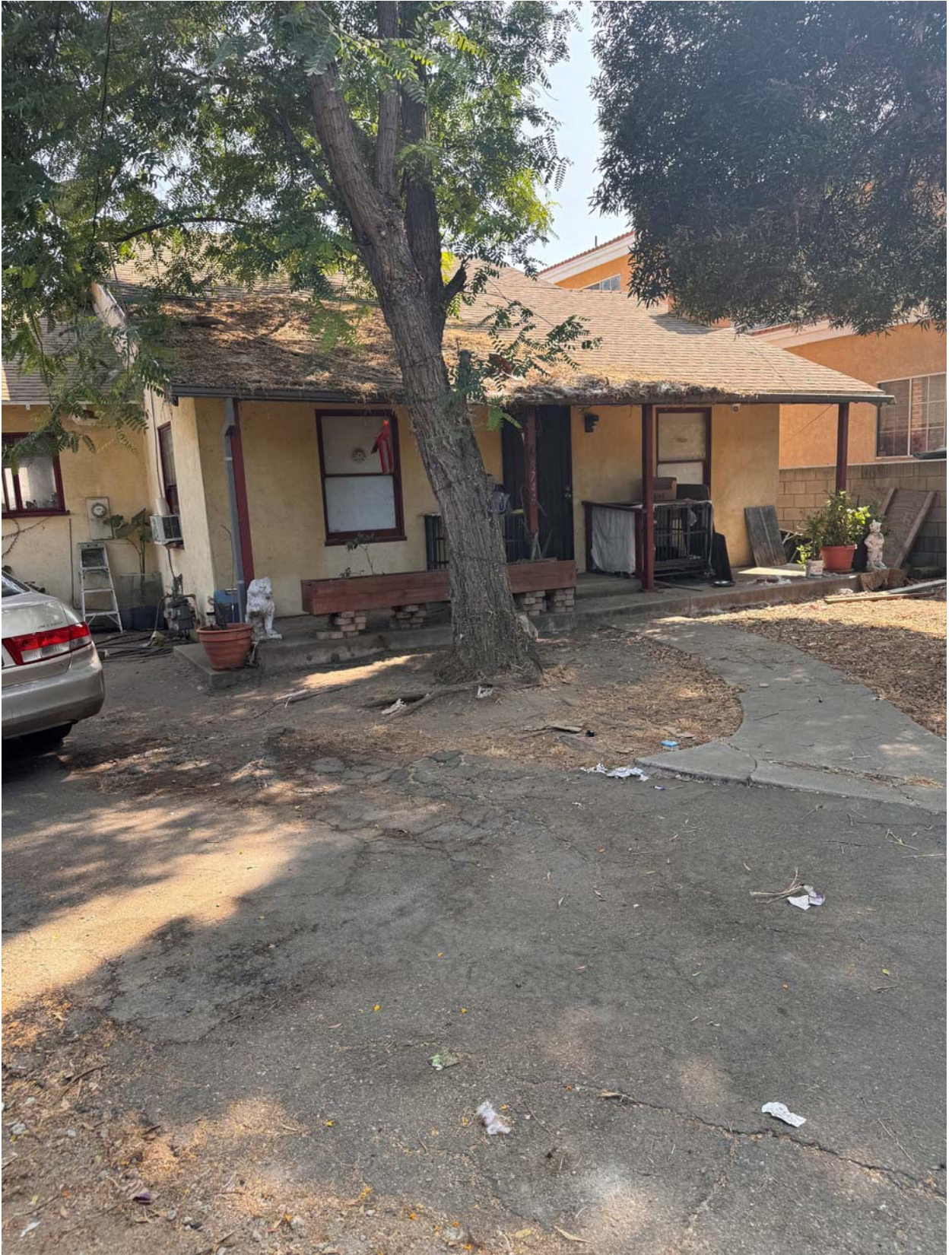




















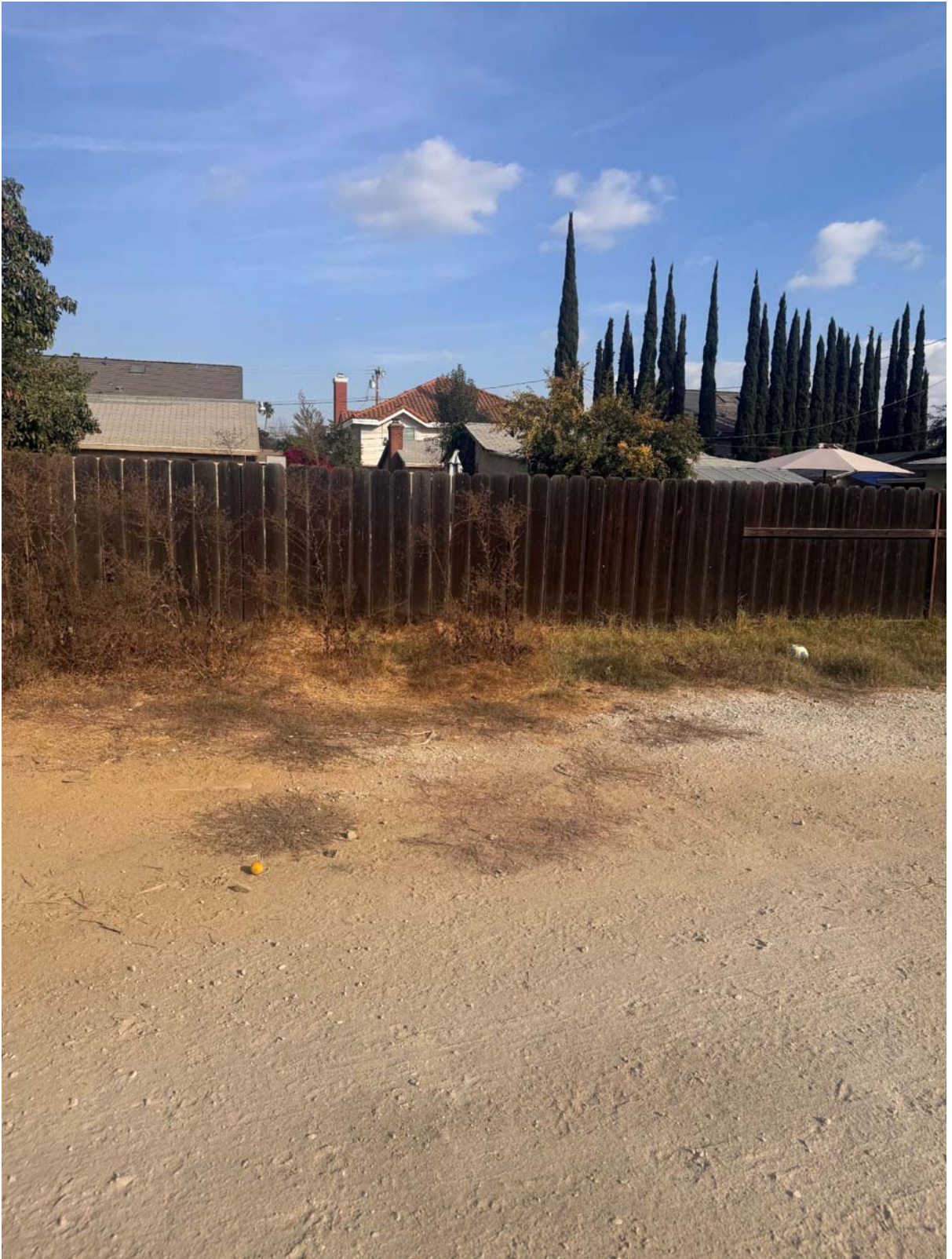
























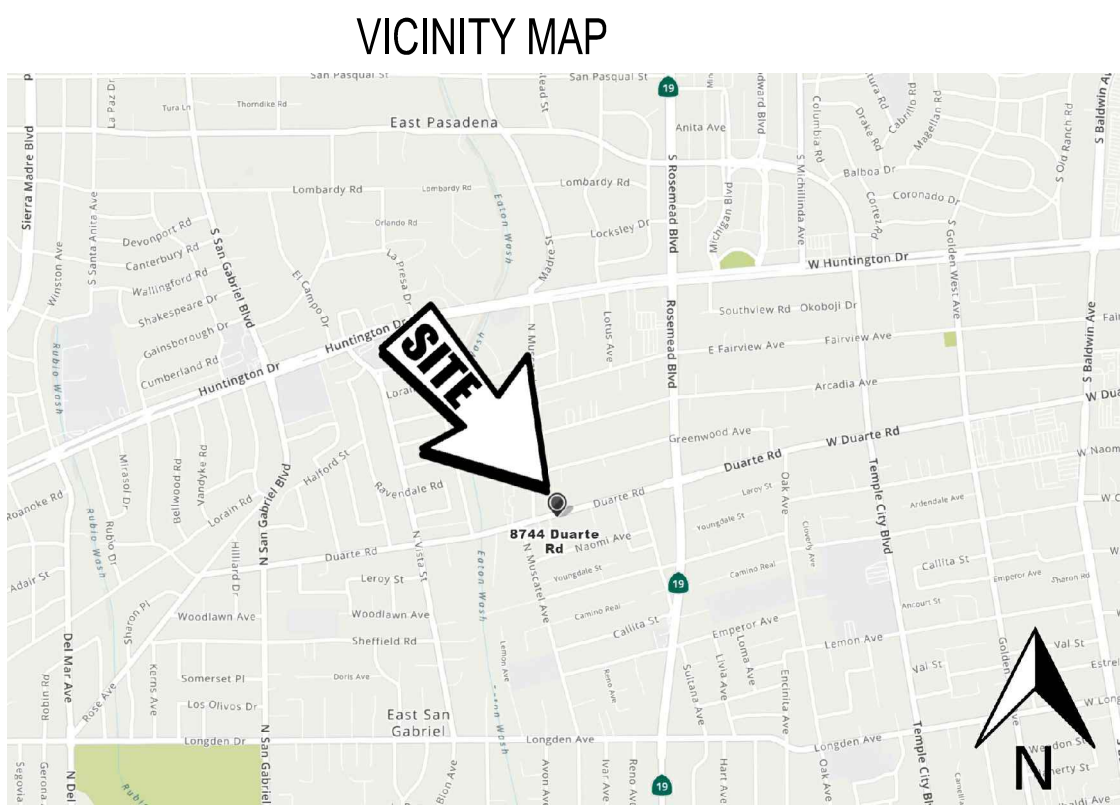
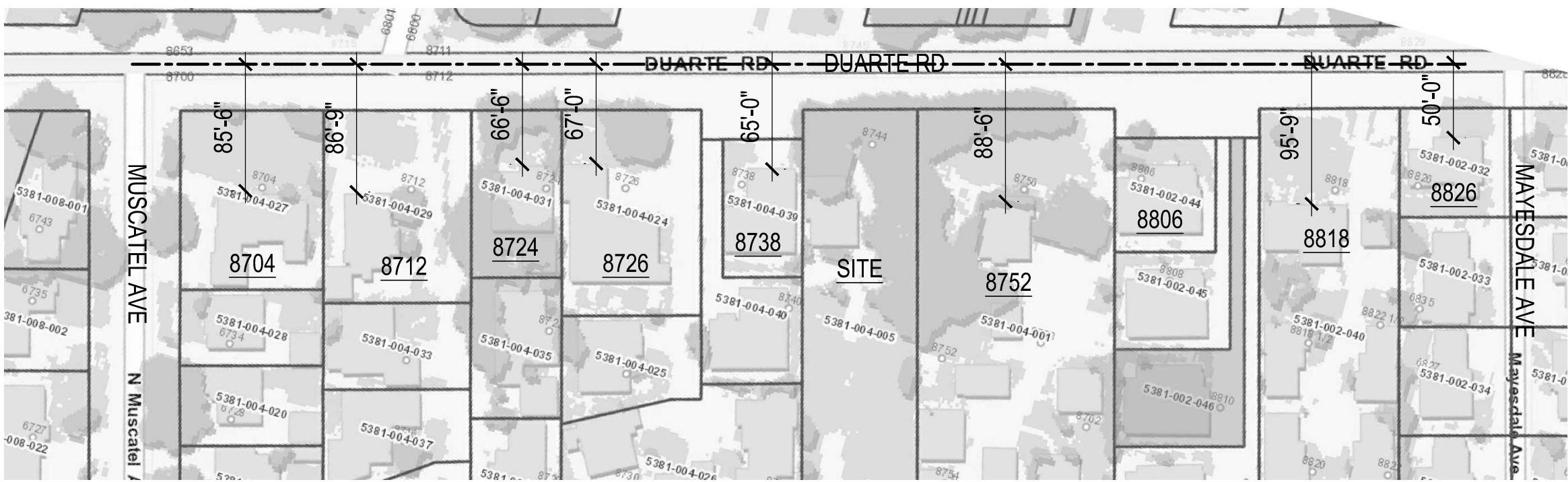


PROPOSED 4-UNIT, 2-STORY DETACHED CONDOMINIUMS
8744 DUARTE ROAD, SAN GABRIEL, CALIFORNIA

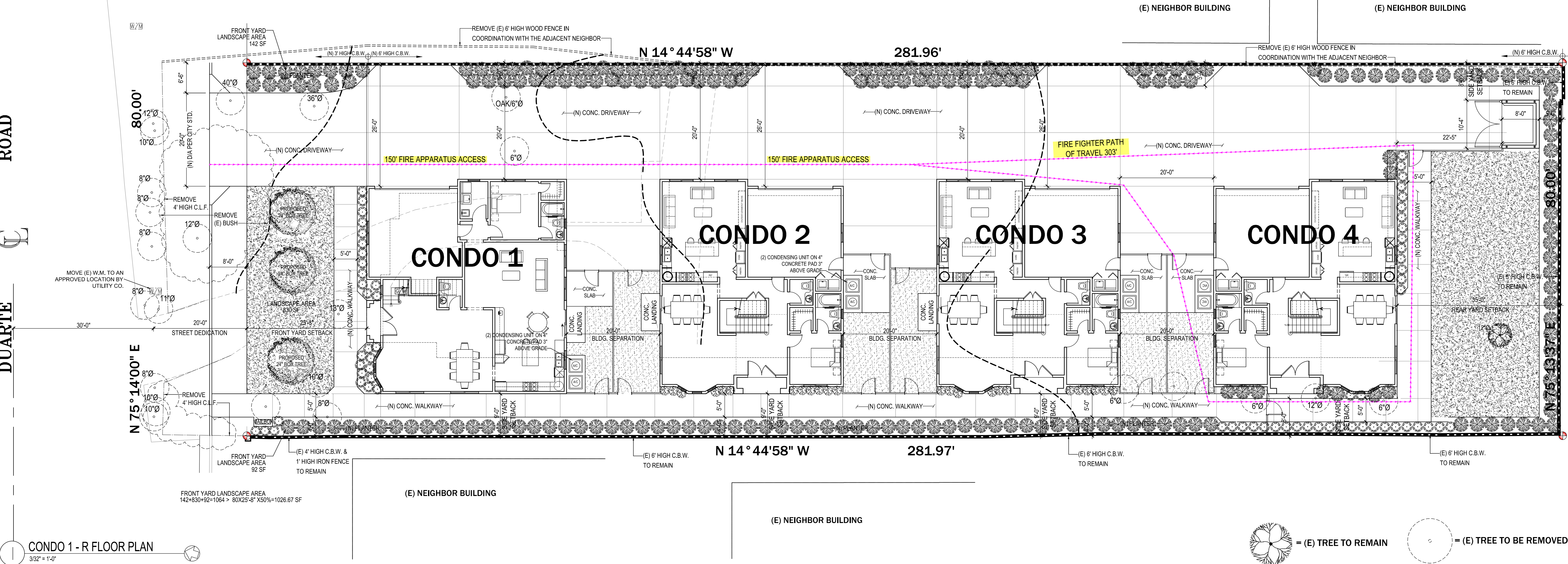
PROJECT INFORMATION
Title : Four 2-Story Detached Condominiums
Job Address : 8744 Duarte Rd., East San Gabriel, CA 91775
APN : 5381-004-005
Owner : Mr. David Dai (626) 636-5595
Zoning :R-A
Overall Lot Size : 22,556.89 sq.ft.
Allowable G.S.A. & Lot Coverage: 22,556.89 X 50% = 11,278 sq.ft.
Existing Main House to be Demolished = 1,243 sq.ft.
Existing Garage to be Demolished = 220 sq.ft.
Type of Construction : VB
Type of Occupancy : R3/U1
Building Code : 2022 CBC, LACO 2020 Residential Code & Local Amendments

Table with 5 columns: UNITS, CONDO 1, CONDO 2, CONDO 3, CONDO 4. Rows include 1ST FLOOR LIVING AREA, 2ND FLOOR LIVING AREA, TOTAL LIVING AREA, FRONT COVERED PORCH, REAR COVERED PATIO, ATTACHED 2 CAR GARAGE, TOTAL AREA FOR G.S.A., and TOTAL AREA FOR LOT COVERAGE.

HOA NOTE:
HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED
TO ENSURE BASIC MAINTENANCE AND INFRASTRUCTURE DEVELOPMENTS
OF ITS SURROUNDINGS.



AVERAGE SETBACK:
85'-6"+86'-9"+66'-6"+67'+65'+88'-6"+95'-9"+50'=605'8"/5=75'-8" TO THE CENTER OF ROAD



CONDO 1 - R FLOOR PLAN
3/32" = 1'-0"

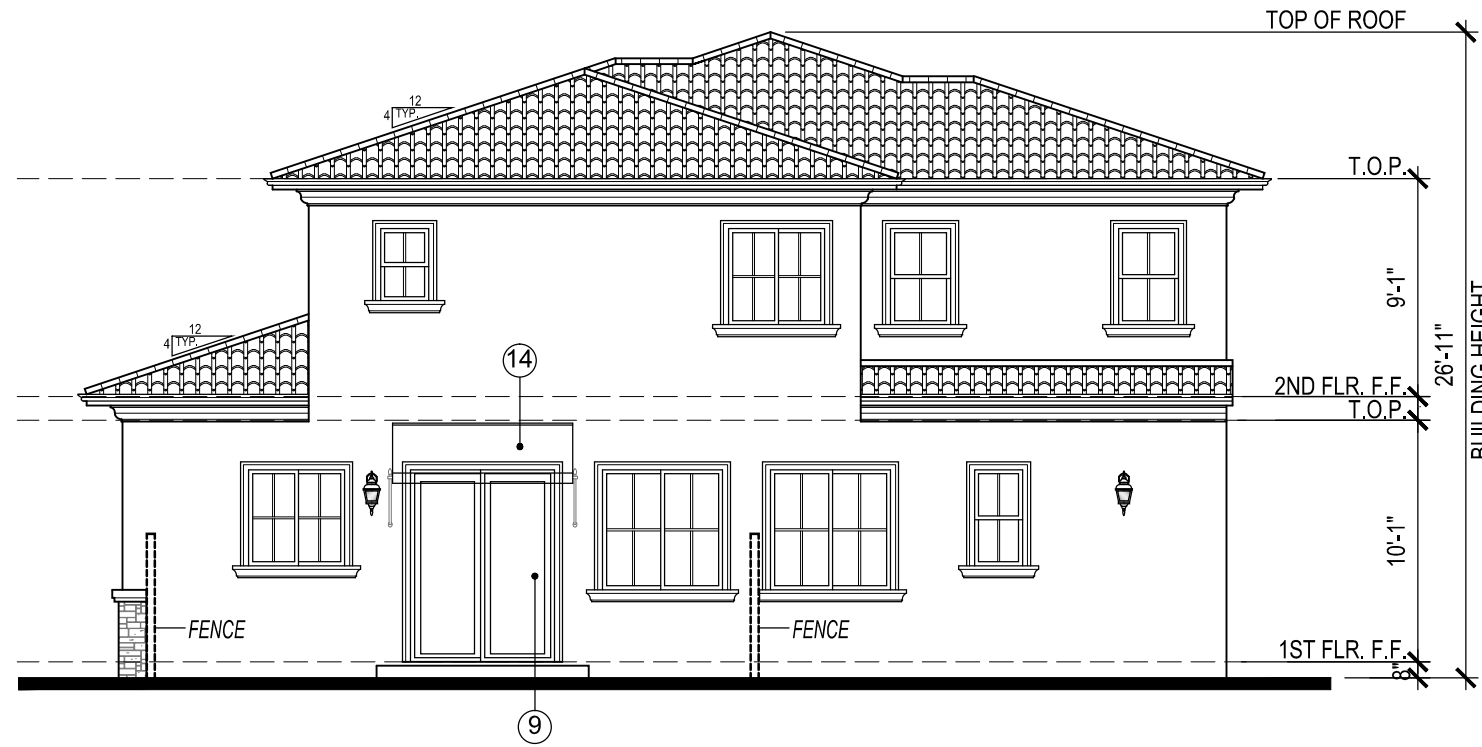
REVISIONS:

PROPOSED 4-UNIT,
2-STORY DETACHED CONDOMINIUMS
8744 DUARTE ROAD, SAN GABRIEL, CALIFORNIA

TITLE SHEET / PROJECT DATA AND
SITE PLAN

DATE PRINTED:
SCALE:
DRAWN:
JOB NO.
SHEET





6 CONDO 1 - SOUTH ELEVATION  
1/8"=1'-0"



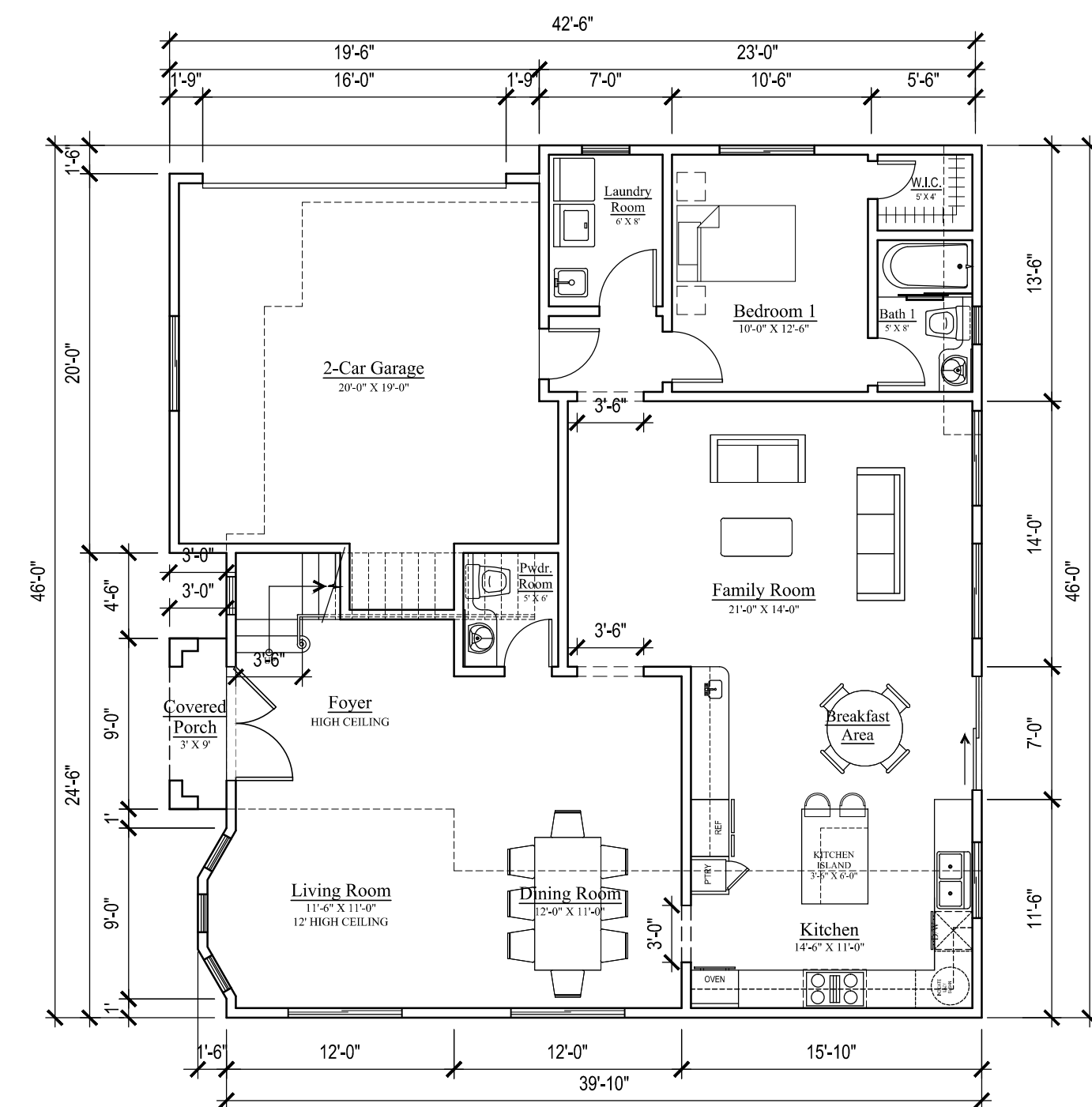
7 CONDO 1 - EAST ELEVATION  
1/8"=1'-0"



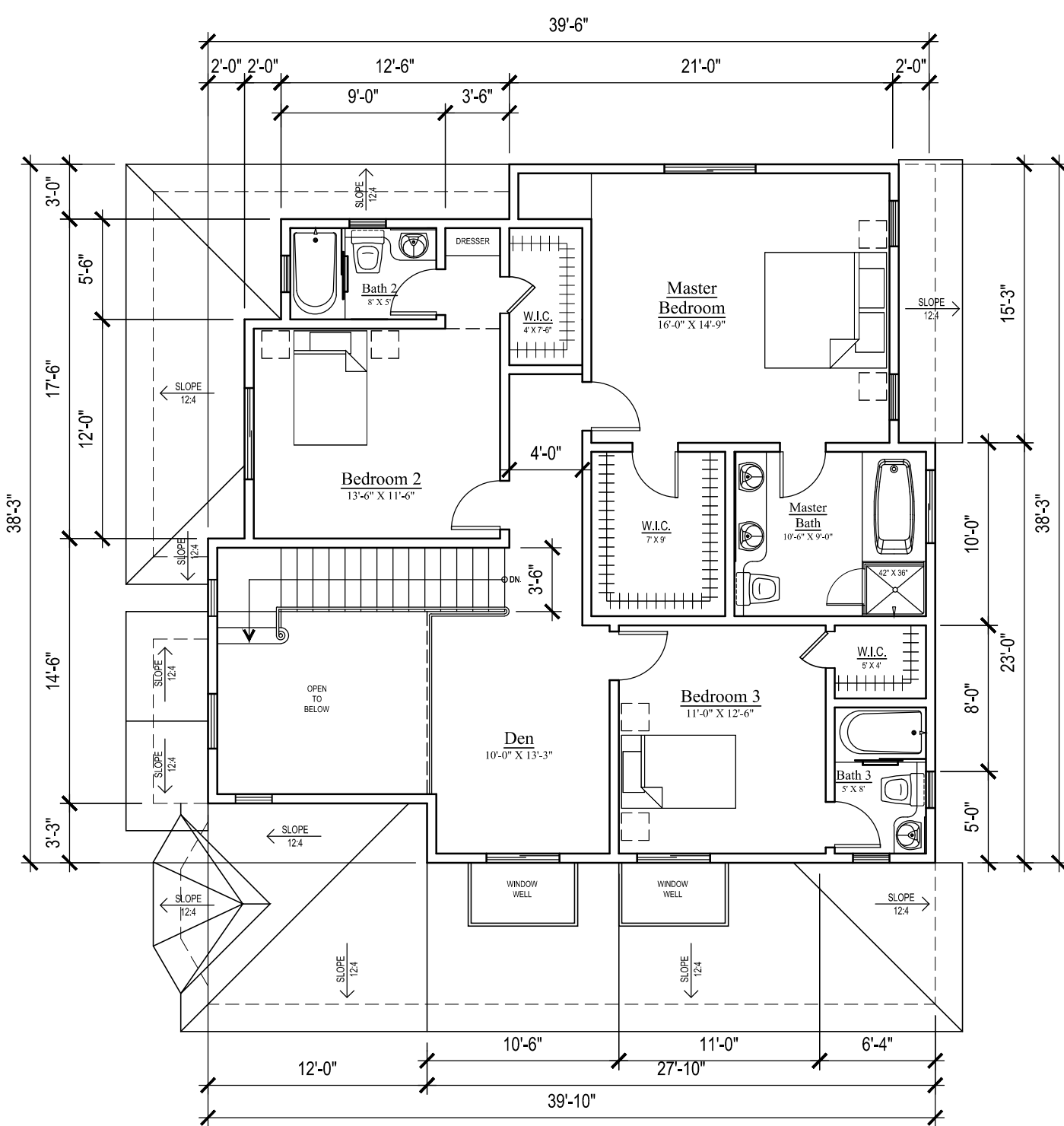
4 CONDO 1 - NORTH ELEVATION  
1/8"=1'-0"  
FRONT/STREET VIEW



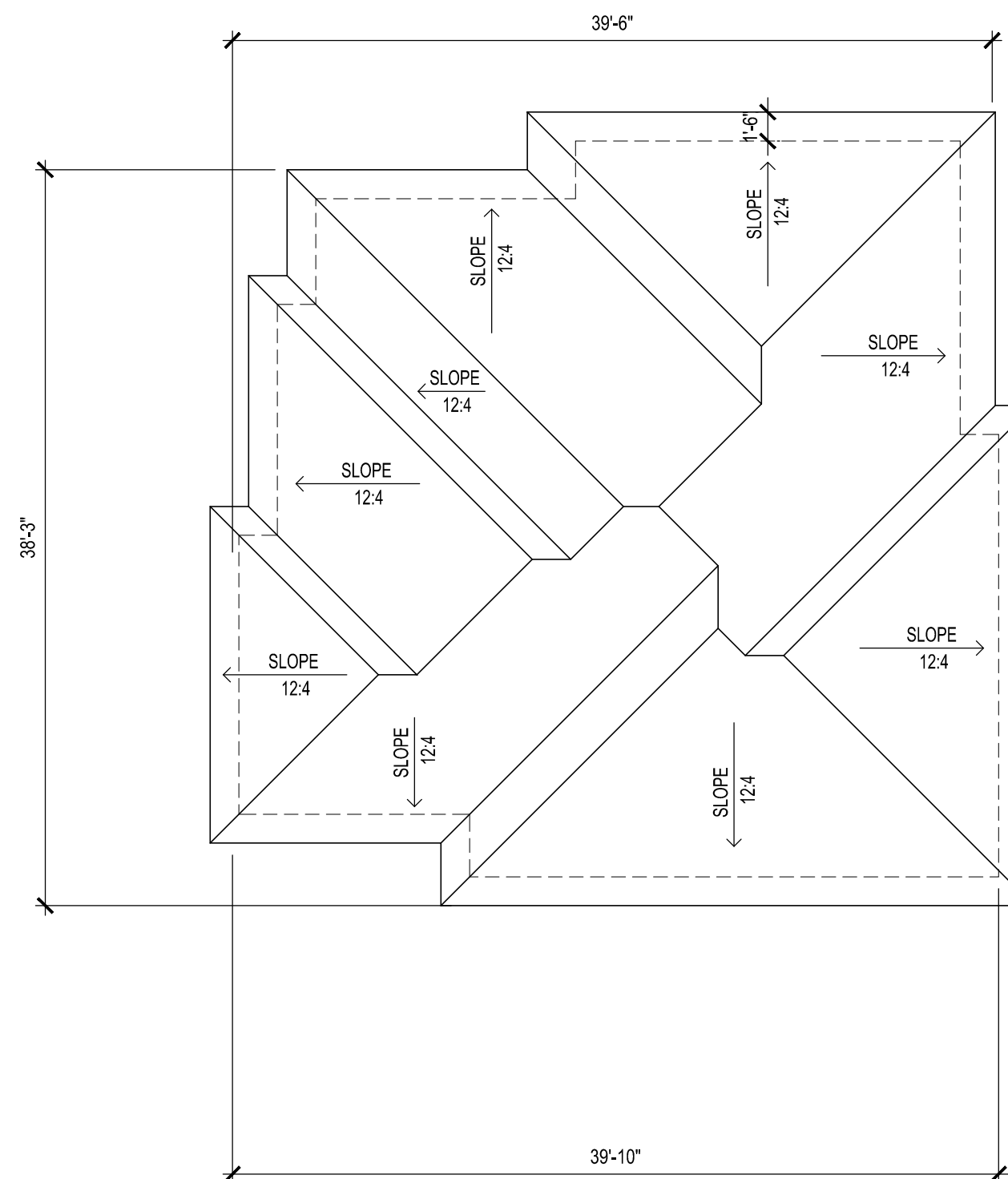
5 CONDO 1 - WEST ELEVATION  
1/8"=1'-0"



1 CONDO 1 - 1 FLOOR PLAN  
1/8"=1'-0"  
1ST FLOOR LIVING AREA 1,457 SF  
2ND FLOOR LIVING AREA 1,174 SF  
TOTAL LIVING AREA 2,631 SF



2 CONDO 1 - 2 FLOOR PLAN  
1/8"=1'-0"



3 CONDO 1 - R FLOOR PLAN  
1/8"=1'-0"

#### ELEVATION SPECIFICATIONS

- 1 CONC. TILE ROOF OVER 30 LBS. FELT ON ROOF SHEATHING (EAGLE ROOFING PRODUCT IAPMO ER#1900) APPROX. INSTALLED WEIGHT: 10 PSF (TYP.)
- 2 BONDORIZED RAIN GUTTER (COLOR TO MATCH ROOF SHADE)
- 3 2X6 WOOD FASCIA
- 4 1/4" THK. EXTERIOR SMOOTH FINISH STUCCO (LA HABRA STUCCO)
- 5 8"1 X 6" PROJECTION SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST UNDER-EAVE MOLDING
- 6 6" SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST WINDOW SILL
- 7 4" SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST WINDOW SURROUND TRIM
- 8 JELD-WEN WINDOWS & DOORS, PREMIUM VINYL WINDOW (OR EQUAL)
- 9 JELD-WEN WINDOWS & DOORS, PREMIUM VINYL 2-PANEL SLIDING DOOR (OR EQUAL)
- 10 MAIN ENTRY DOOR
- 11 STEEL SECTIONAL GARAGE DOOR
- 12 EXTERIOR WALL MOUNTED LIGHT
- 13 STONE VENEER
- 14 CANVASS AWNING
- 15 DECORATIVE METAL RAILING

REVISIONS:

PROJECT NAME:

PROPOSED 4-UNIT,  
2-STORY DETACHED CONDOMINIUMS  
8744 DUARTE ROAD, SAN GABRIEL, CALIFORNIA

SHEET TITLE:

CONDO 1  
FLOOR PLAN  
ELEVATION

DATE  
PRINTED:

SCALE:

DRAWN:

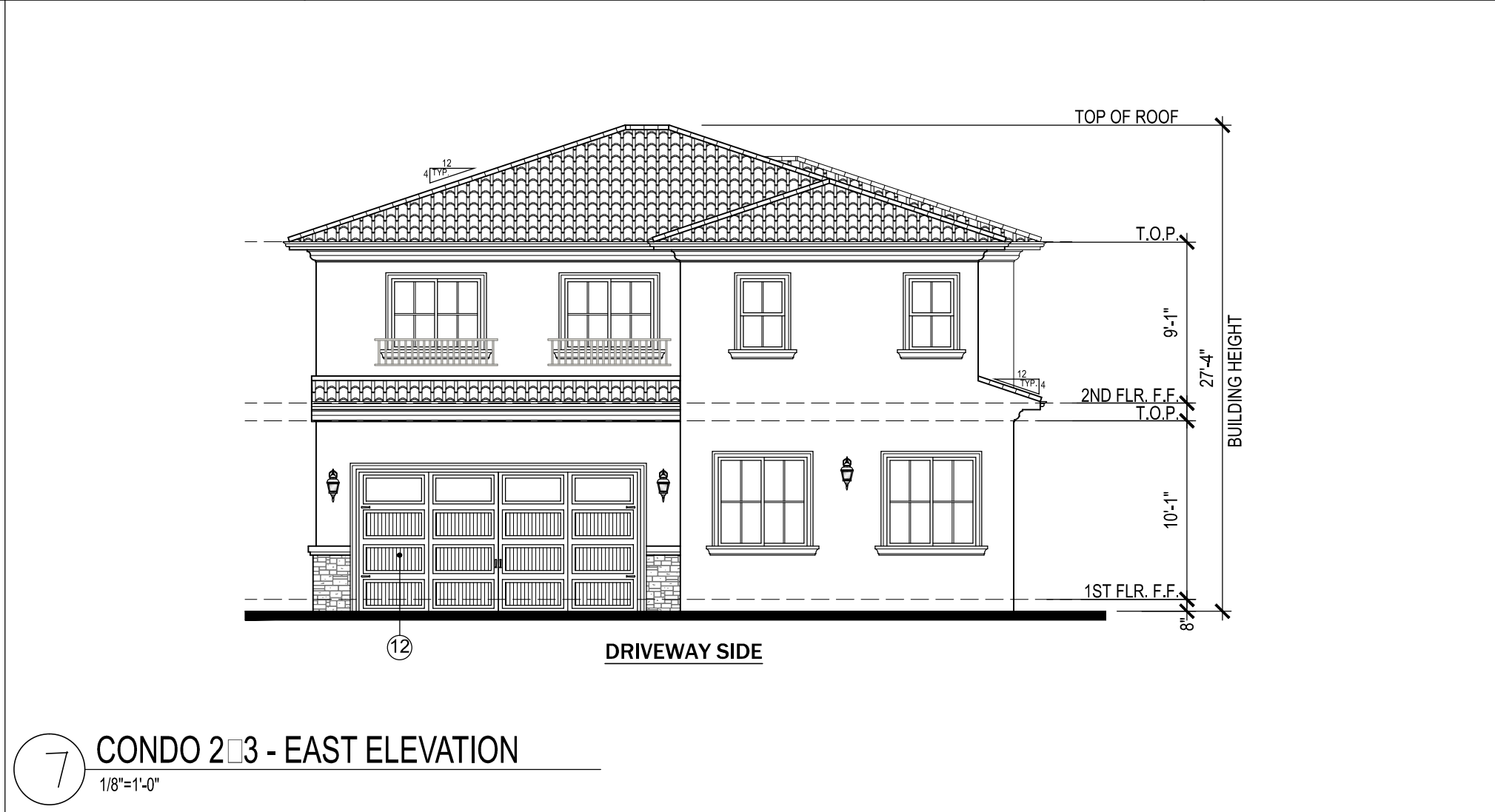
JOB NO.

SHEET

A - 2



6 CONDO 203 - SOUTH ELEVATION  
1/8"=1'-0"

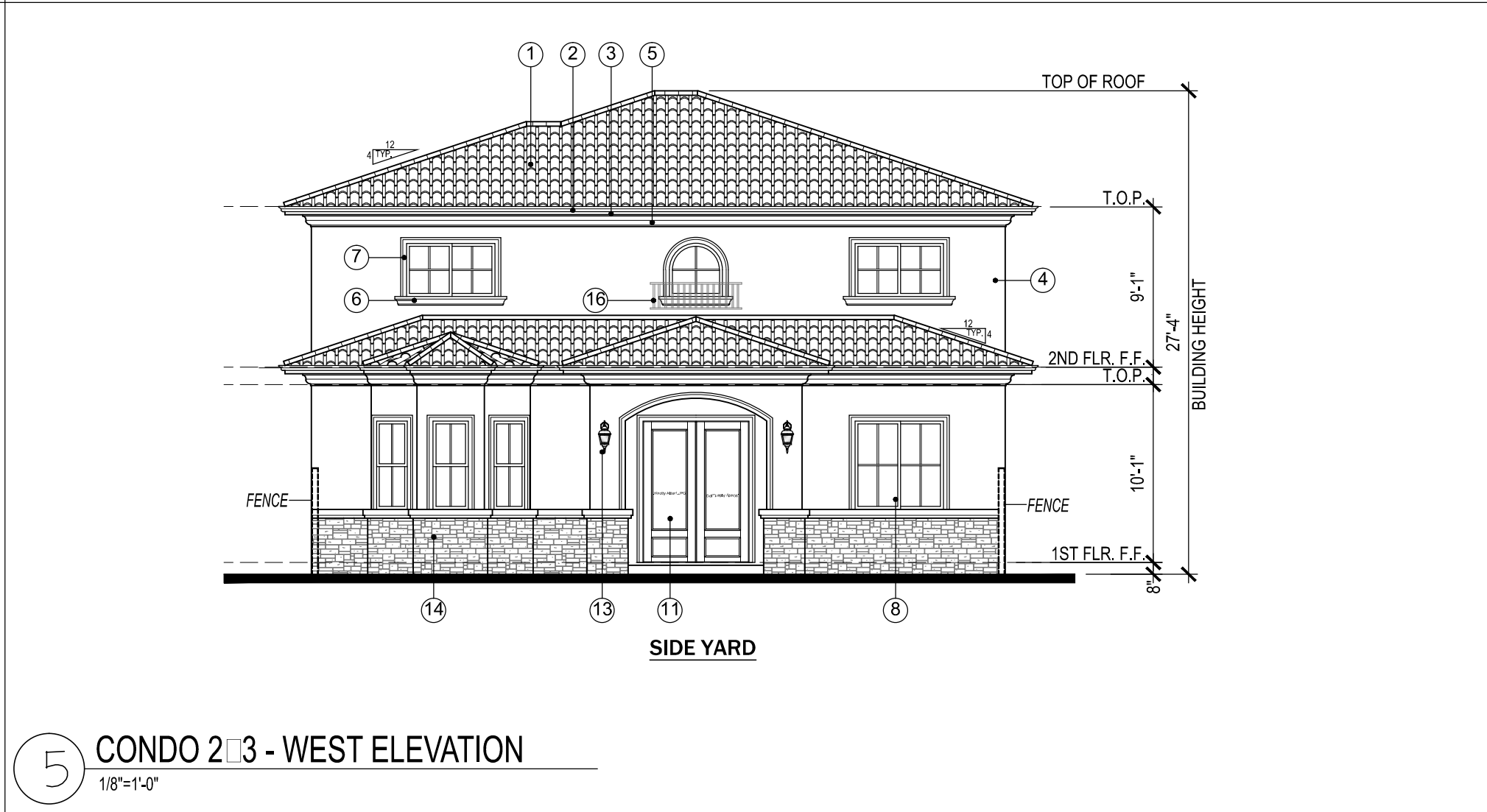


7 CONDO 203 - EAST ELEVATION  
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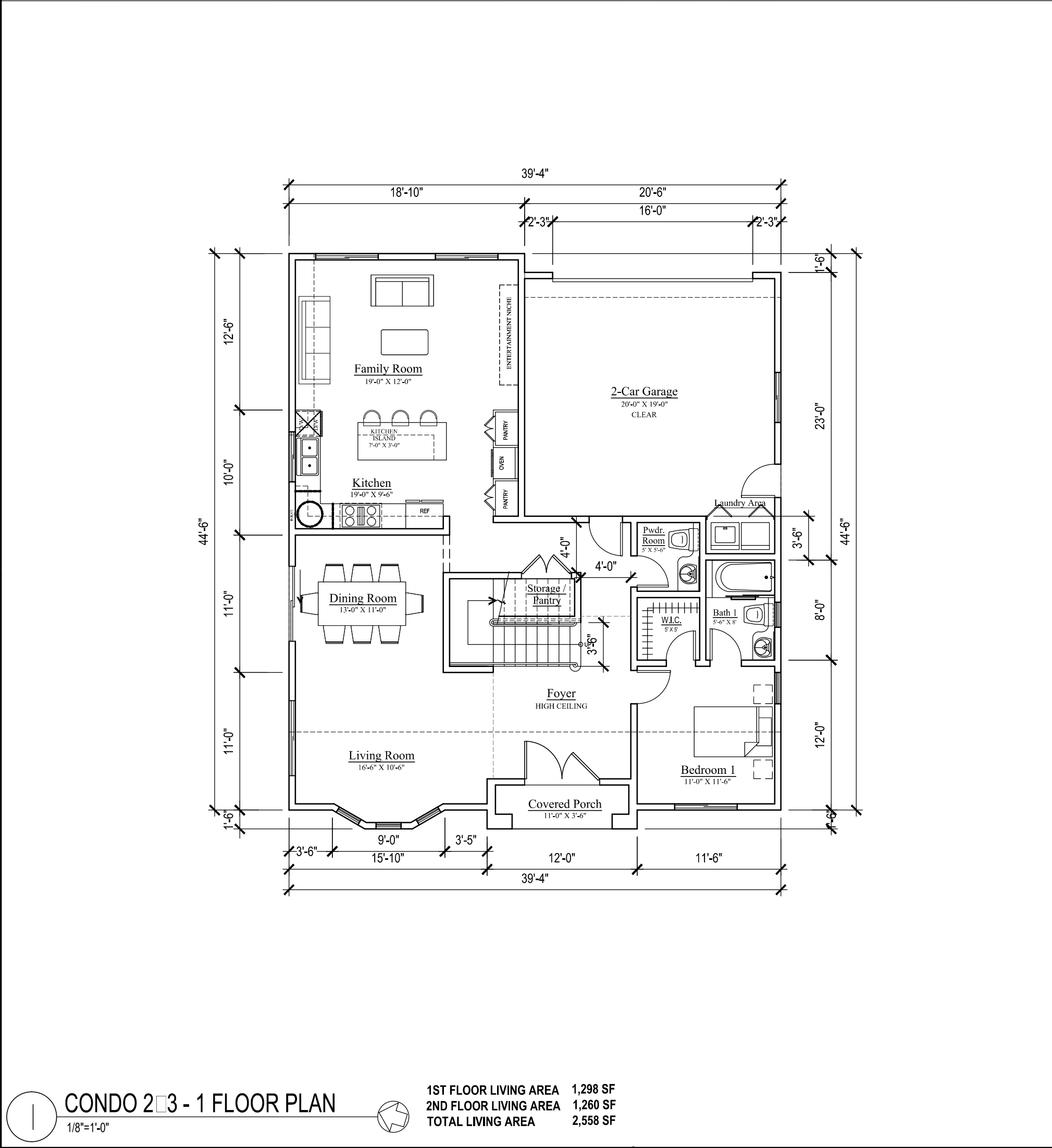
ELEVATION SPECIFICATIONS			
1	CONC. TILE ROOF OVER 30 LBS. FELT ON ROOF SHEATHING (EAGLE ROOFING PRODUCT IAPMO ER#1900) APPROX. INSTALLED WEIGHT: 10 PSF (TYP.)	9	JELD-WEN WINDOWS & DOORS, PREMIUM VINYL 2-PANEL SLIDING DOOR (OR EQUAL)
2	BONDERIZED RAIN GUTTER (COLOR TO MATCH ROOF SHADE)	10	2 PANEL SOLID WOOD SWING DOOR
3	2X6 WOOD FASCIA	11	MAIN ENTRY DOOR
4	7/8" THK. EXTERIOR SMOOTH FINISH STUCCO (LA HABRA STUCCO)	12	STEEL SECTIONAL GARAGE DOOR
5	8 1/4" X 6" PROJECTION SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST UNDER-EAVE MOLDING	13	EXTERIOR WALL MOUNTED LIGHT
6	6" SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST WINDOW SILL	14	STONE VENEER
7	4" SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST WINDOW SURROUND TRIM	15	CANVASS AWNING
8	JELD-WEN WINDOWS & DOORS, PREMIUM VINYL WINDOW (OR EQUAL)	16	DECORATIVE METAL RAILING



4 CONDO 203 - NORTH ELEVATION  
1/8"=1'-0"

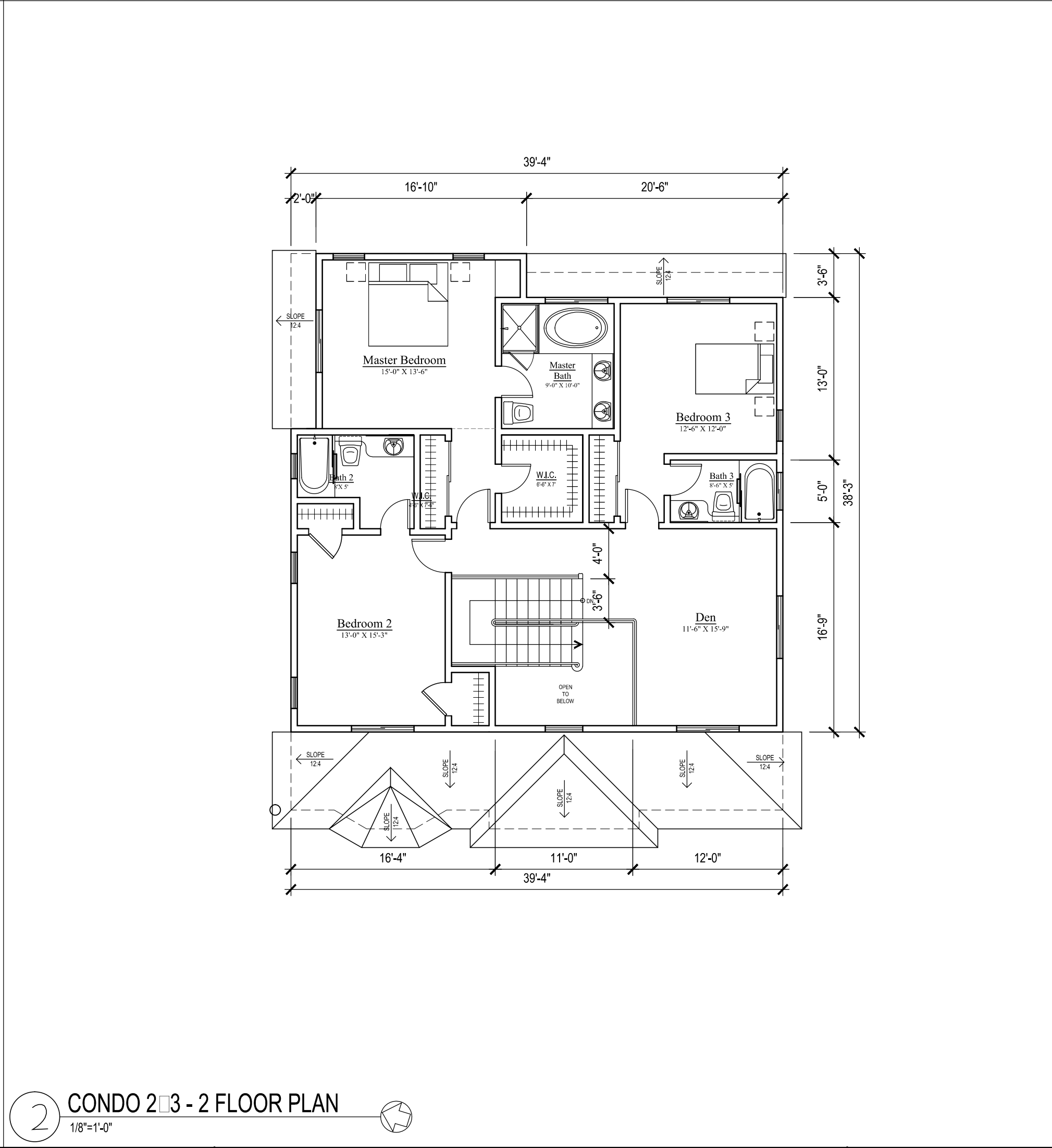


5 CONDO 203 - WEST ELEVATION  
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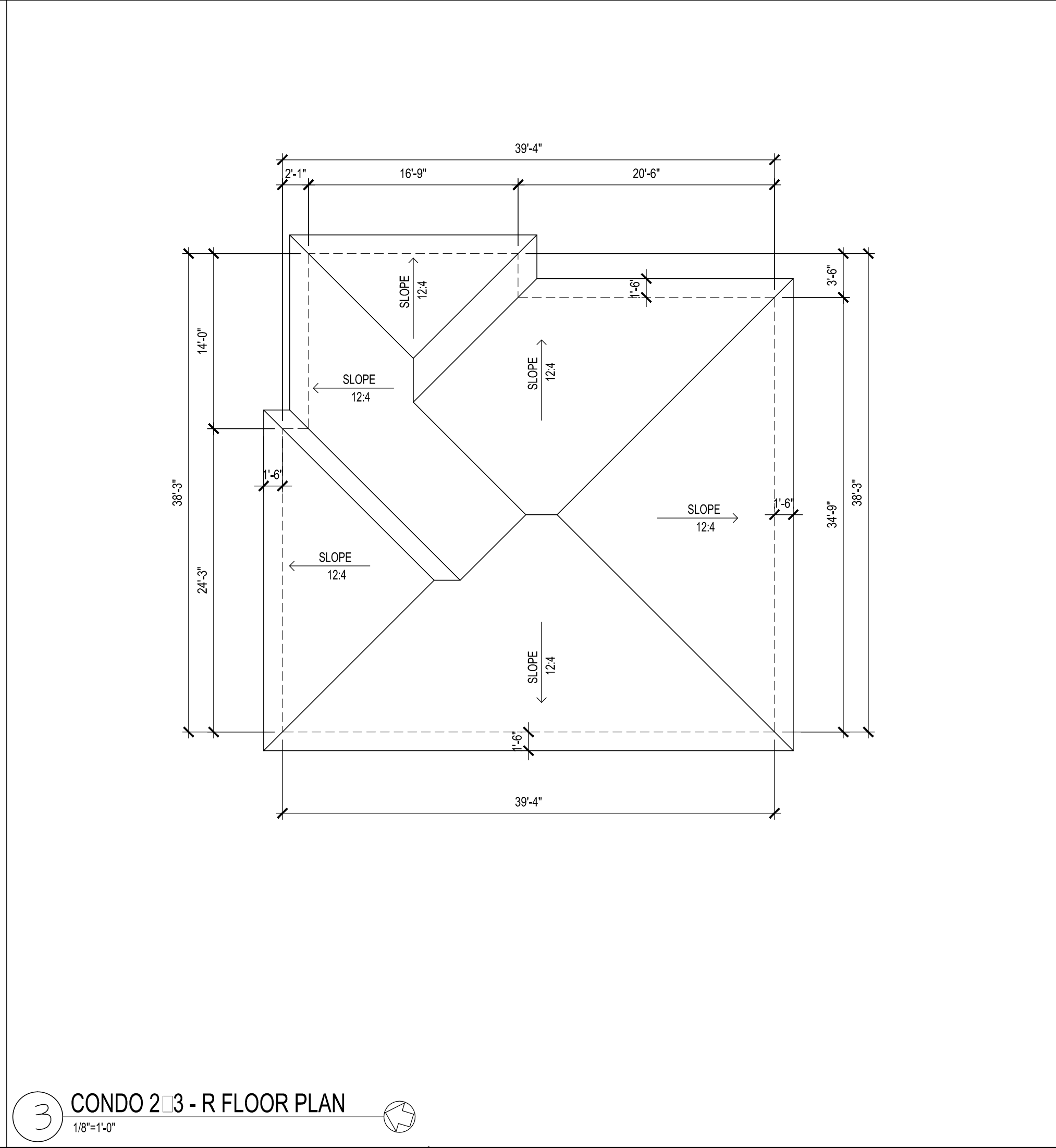


1 CONDO 203 - 1 FLOOR PLAN  
1/8"=1'-0"

1ST FLOOR LIVING AREA 1,298 SF  
2ND FLOOR LIVING AREA 1,260 SF  
TOTAL LIVING AREA 2,558 SF

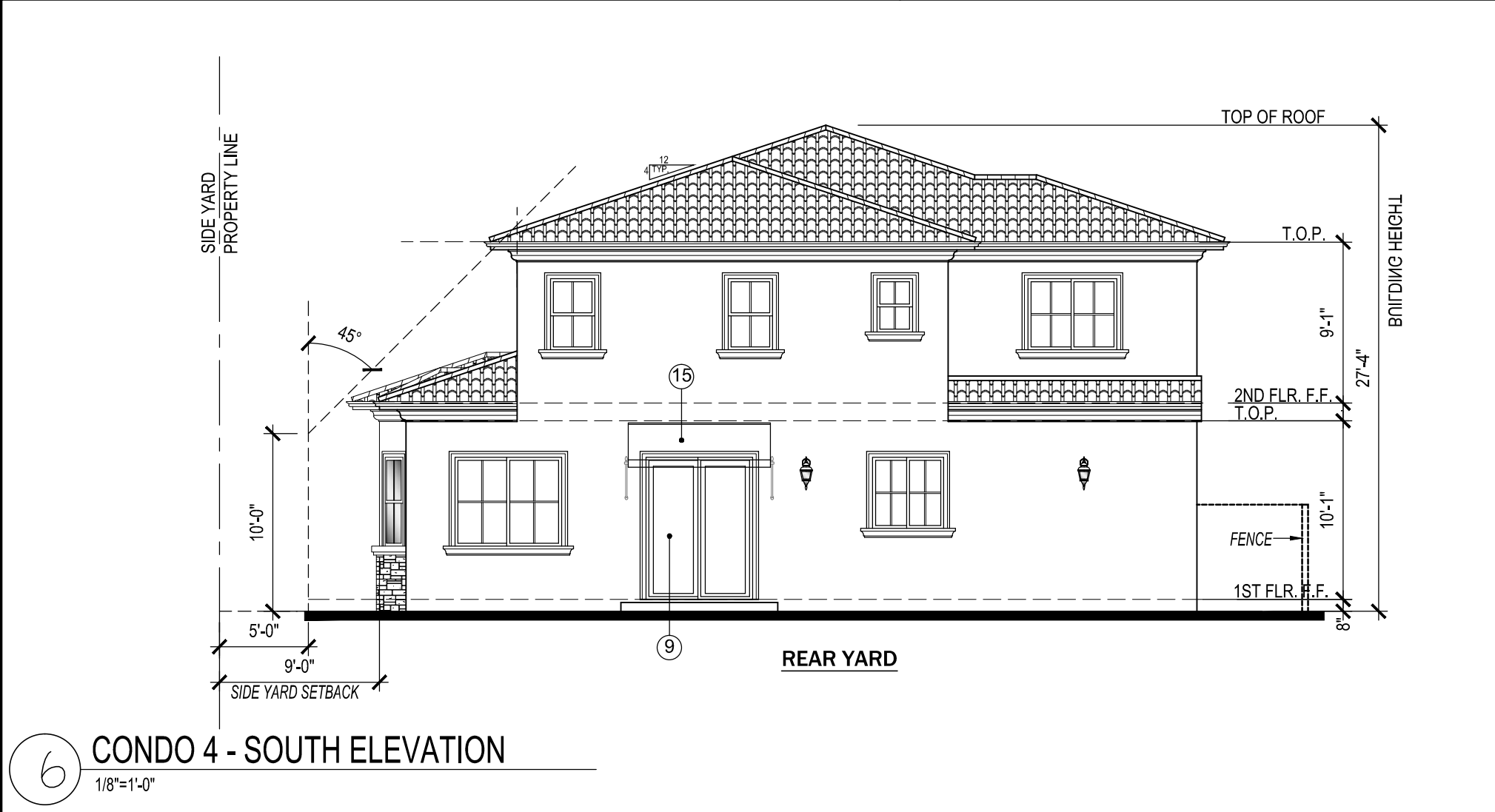


2 CONDO 203 - 2 FLOOR PLAN  
1/8"=1'-0"

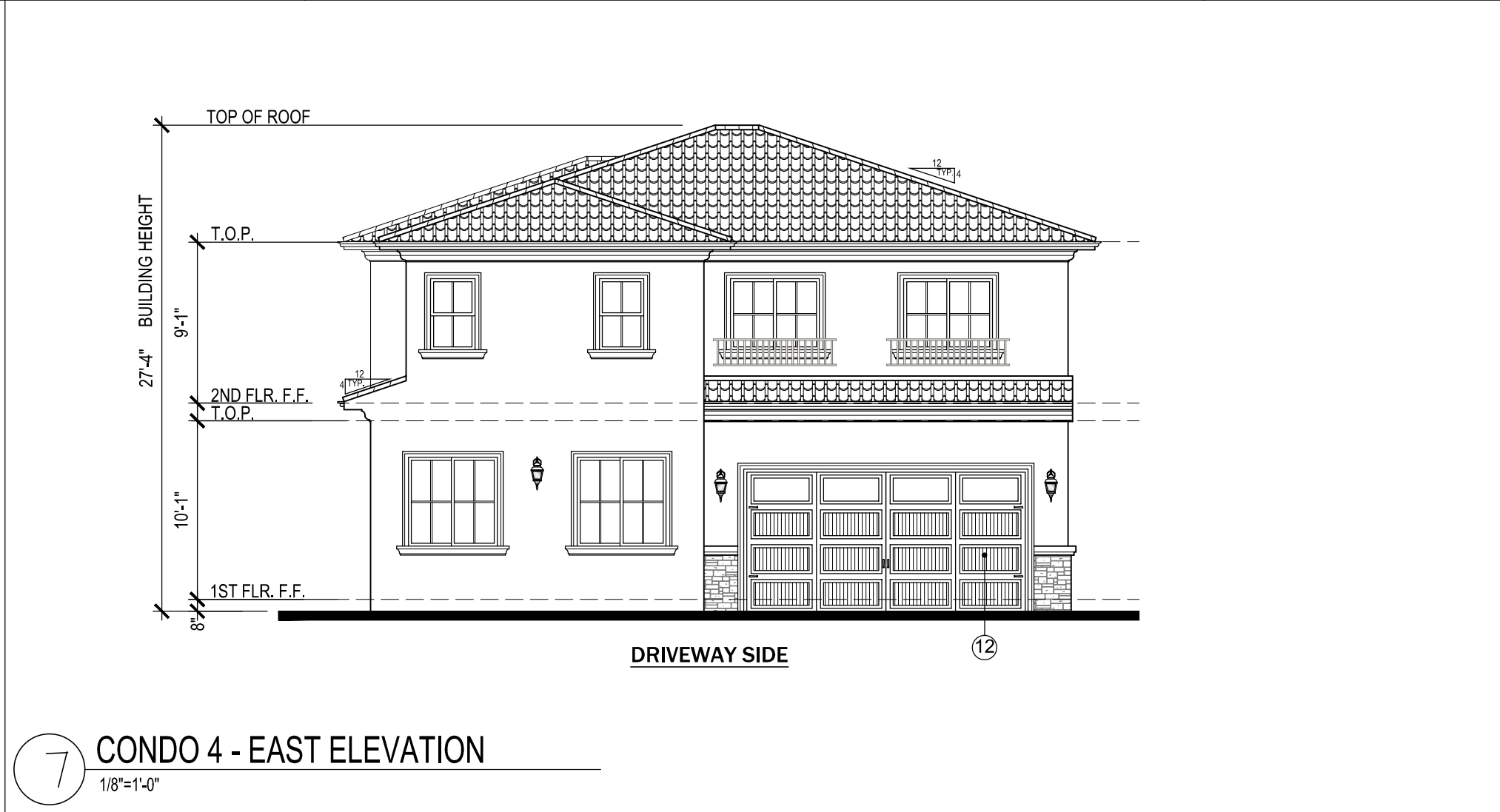


3 CONDO 203 - R FLOOR PLAN  
1/8"=1'-0"





6 CONDO 4 - SOUTH ELEVATION  
1/8"=1'-0"

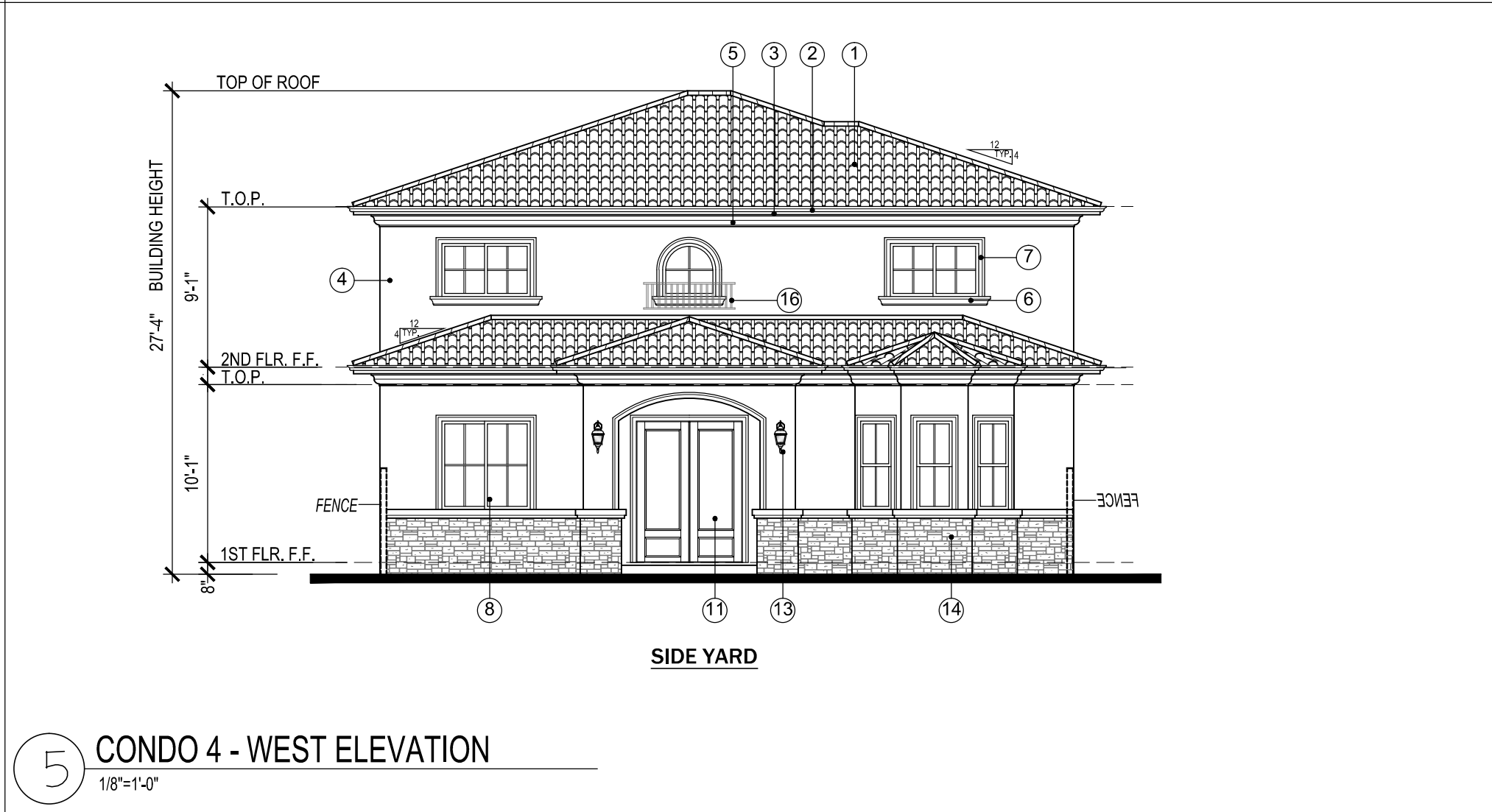


7 CONDO 4 - EAST ELEVATION  
1/8"=1'-0"

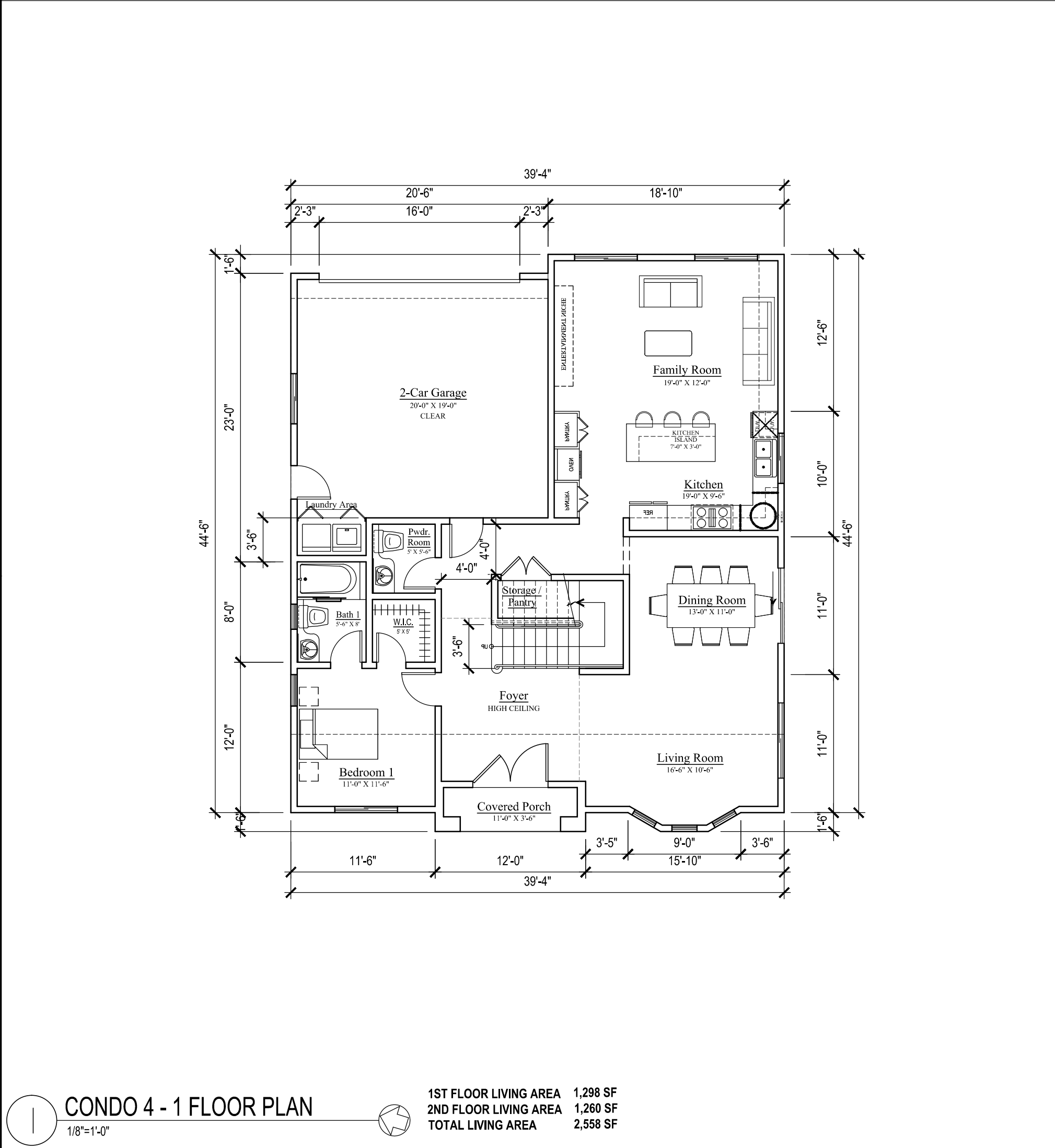
ELEVATION SPECIFICATIONS			
1	CONC. TILE ROOF OVER 30 LBS. FELT ON ROOF SHEATHING (EAGLE ROOFING PRODUCT IAPMO ER#1900) APPROX. INSTALLED WEIGHT: 10 PSF (TYP.)	9	JELD-WEN WINDOWS & DOORS, PREMIUM VINYL 2-PANEL SLIDING DOOR (OR EQUAL)
2	BONDERIZED RAIN GUTTER (COLOR TO MATCH ROOF SHADE)	10	2 PANEL SOLID WOOD SWING DOOR
3	2X6 WOOD FASCIA	11	MAIN ENTRY DOOR
4	7/8" THK. EXTERIOR SMOOTH FINISH STUCCO (LA HABRA STUCCO)	12	STEEL SECTIONAL GARAGE DOOR
5	8 1/4" X 6" PROJECTION SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST UNDER-EAVE MOLDING	13	EXTERIOR WALL MOUNTED LIGHT
6	6" SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST WINDOW SILL	14	STONE VENEER
7	4" SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST WINDOW SURROUND TRIM	15	CANVASS AWNING
8	JELD-WEN WINDOWS & DOORS, PREMIUM VINYL WINDOW (OR EQUAL)	16	DECORATIVE METAL RAILING



4 CONDO 4 - NORTH ELEVATION  
1/8"=1'-0"

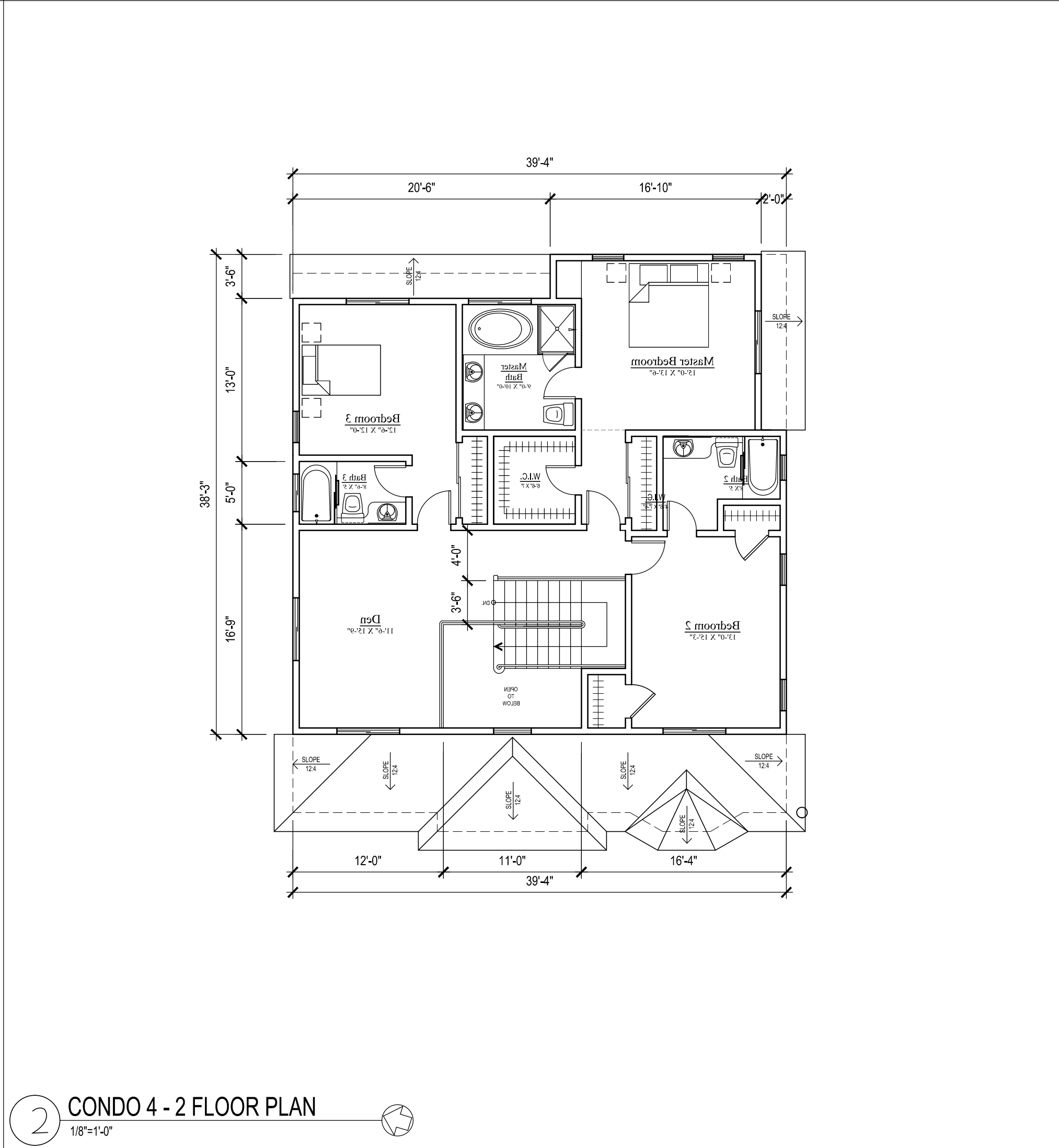


5 CONDO 4 - WEST ELEVATION  
1/8"=1'-0"

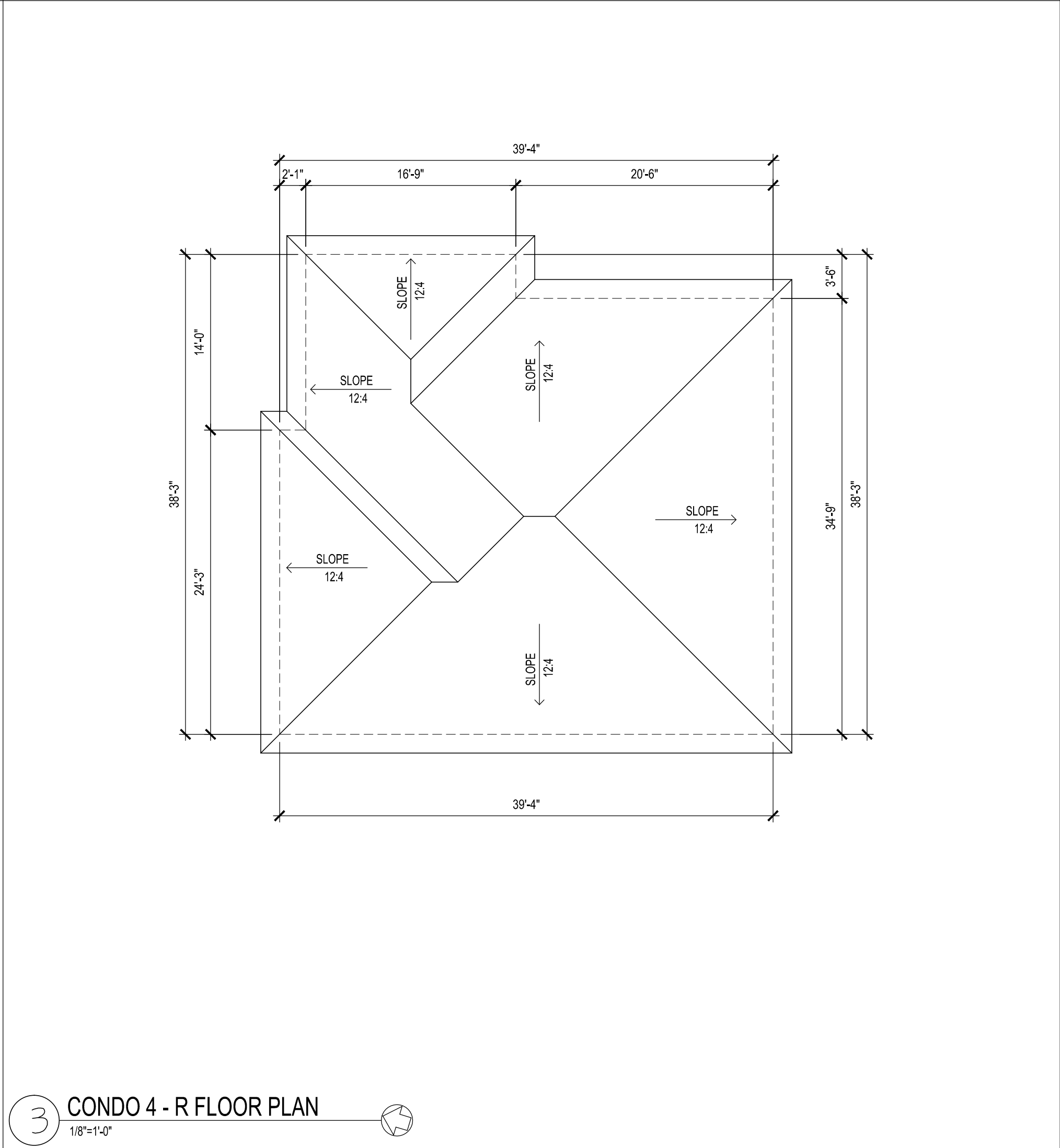


1 CONDO 4 - 1 FLOOR PLAN  
1/8"=1'-0"

1ST FLOOR LIVING AREA 1,298 SF  
2ND FLOOR LIVING AREA 1,260 SF  
TOTAL LIVING AREA 2,558 SF



2 CONDO 4 - 2 FLOOR PLAN  
1/8"=1'-0"



3 CONDO 4 - R FLOOR PLAN  
1/8"=1'-0"

**From:** [Erica G. Aguirre](#)  
**To:** ["orumako"](#)  
**Cc:** ["Joey Tholt"](#); ["Kyle Okamuro"](#)  
**Subject:** RE: Project No. PRJ2022-002703  
**Date:** Tuesday, January 28, 2025 4:21:00 PM

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Hello Ms. Okamuro:

This project is not required to provide any affordable housing as it proposes fewer than five units and does not include it.

Thank you,

**ERICA G. AGUIRRE, AICP** (she/her/hers)  
**PRINCIPAL PLANNER, Subdivisions**

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**From:** orumako <orumako@pacbell.net>  
**Sent:** Tuesday, January 28, 2025 4:16 PM  
**To:** Erica G. Aguirre <EAguirre@planning.lacounty.gov>; orumako@pacbell.net  
**Cc:** Joey Tholt <jmtholt@gmail.com>; Kyle Okamuro <kystenbb13@gmail.com>  
**Subject:** RE: Project No. PRJ2022-002703

**CAUTION:** External Email. Proceed Responsibly.

Erica,

Thank you for your response. Unfortunately these days not many people house their cars in garages. They use them for storage, so yes they will have 8 parking places, but most likely will not be used for cars. Also, is this a low income housing?

Just to be clear we are not in favor of this many units being built if it requires these changes to make it 4 units - To reduce the required average lot width from 100 to 80 feet and the front yard setback from the required approximately 45 to 25 feet, and allow AC units within the required 20-foot building separation.

Thanks

Janet

Sent from my Galaxy

----- Original message -----

From: "Erica G. Aguirre" <[EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov)>

Date: 1/28/25 7:57 AM (GMT-08:00)

To: Janet Okamuro <[orumako@pacbell.net](mailto:orumako@pacbell.net)>

Subject: RE: Project No. PRJ2022-002703

Thank you for your comments, Ms. Janet Okamuro:

Your comments have been received, and we will share this with the Regional Planning Commission. To clarify, the project includes a two-car garage for each unit (eight covered parking spaces in all). And the land use and zoning do allow for the number of units proposed. The project includes four units, and up to five would be allowed.

Please also note that this hearing has been continued to **Wednesday, March 12, 2025**. You can see a copy of the hearing notice and a project summary here ([LINK](#)). The entire hearing package and staff report will be posted two weeks before the hearing on February 27<sup>th</sup>.

Thank you again,

**ERICA G. AGUIRRE, AICP** (she/her/hers)

**PRINCIPAL PLANNER, Subdivisions**

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**From:** Janet Okamuro <[orumako@pacbell.net](mailto:orumako@pacbell.net)>

**Sent:** Monday, January 27, 2025 6:26 PM

**To:** Erica G. Aguirre <[EAguirre@planning.lacounty.gov](mailto:EAguirre@planning.lacounty.gov)>; [orumako@pacbell.net](mailto:orumako@pacbell.net)

**Subject:** Project No. PRJ2022-002703

**CAUTION:** External Email. Proceed Responsibly.

Project Location: 8744 Duarte Rd San Gabriel

Hi Erica,

We live at 6903 N Muscatel Ave, San Gabriel, CA 91775. We have been in contact with LA County Traffic Reference # OPCTR2023-dc6599e95f0c since October 9, 2023 due to the traffic issue we have on Muscatel Ave between Huntington Dr. and Duarte Rd. since they installed the street light at Huntington Dr. and Muscatel. The traffic is so bad on Muscatel that it is very difficult to get out of our driveways, the big rigs that travel this portion of Muscatel Ave and trying to turn left or right on Duarte Rd is impossible. There most likely be more than 2 cars per unit, and where would those cars be parking, since you can not park on Duarte Rd? Adding more housing at 8744 Duarte Rd San Gabriel would only make traffic worse. Putting more housing is such small space which it is not zoned for, along with it does not fit our neighborhoods current housing landscape. This will only set a precedence for others to try and overbuild in our neighborhood. One house and a ADU would be

ok and match our neighborhood landscape of houses.

If you are not the correct person to forward our concern to, please advise. Also, advise that you have received.

Thank You,  
Janet & Wade Okamuro

Happy moments  
PRAISE GOD  
Difficult moments  
SEEK GOD  
Quiet moments  
WORSHIP GOD  
Painful moments  
TRUST GOD  
Every moment  
THANK GOD