

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: April 10, 2025

HEARING DATE: April 23, 2025 AGENDA ITEM: 8

PROJECT NUMBER: PRJ2022-003449

PERMIT NUMBERS: Tentative Parcel Map No. 83053 (RPPL2022010539)

SUPERVISORIAL DISTRICT: 4

PROJECT LOCATION: 11824 Eagan Drive, Whittier

OWNER: Sohila Senemar Investments, LLC

APPLICANT: Erik Bowers, PLS / Jack Little Company

PUBLIC MEETINGS HELD: 1 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 No. PRJ2022-003449, Tentative Parcel Map No. 83053 (RPPL2022010539), 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.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE PARCEL MAP NO. 83053, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- Tentative Parcel Map No. 83053 (“PM83053”) to create two residential lots (“Project”) on 16,010 gross square feet (0.4 gross acres) (“Project Site”) pursuant to County Code Section 21.48.010 (Minor Land Divisions).

B. Project

PM83053 dated February 15, 2025, depicts two single-family residential lots on 16,010 gross square feet (0.4 gross acres). An existing single-family residence (“SFR”), Accessory Dwelling Unit (“ADU”), trees, and a retaining wall will remain on proposed Parcel No. 1. Each parcel will be 7,805 net square feet (0.2 net acres) in size. Both parcels will have a 50-foot-wide street frontage and ingress/egress from Eagan Drive, a 60-foot-wide public street. The existing sidewalk, driveway approaches, and curb gutters and drains will remain; the Project includes construction of a proposed curb drain. The Project will also require that four new trees (at least two on each new lot) be planted on the Project Site, or bonded for, prior to the recordation of the final map. No grading is proposed as part of the Project scope. The Project does not provide affordable housing because it includes less than five units or lots and is therefore not required to provide affordable housing pursuant to the IHO. Furthermore, the Project is not subject to any rental replacement requirements as the existing SFR and Accessory Dwelling Unit ADU on Parcel No. 1 will not be demolished. Parcel No. 2 will remain vacant at this time.

C. Project Background

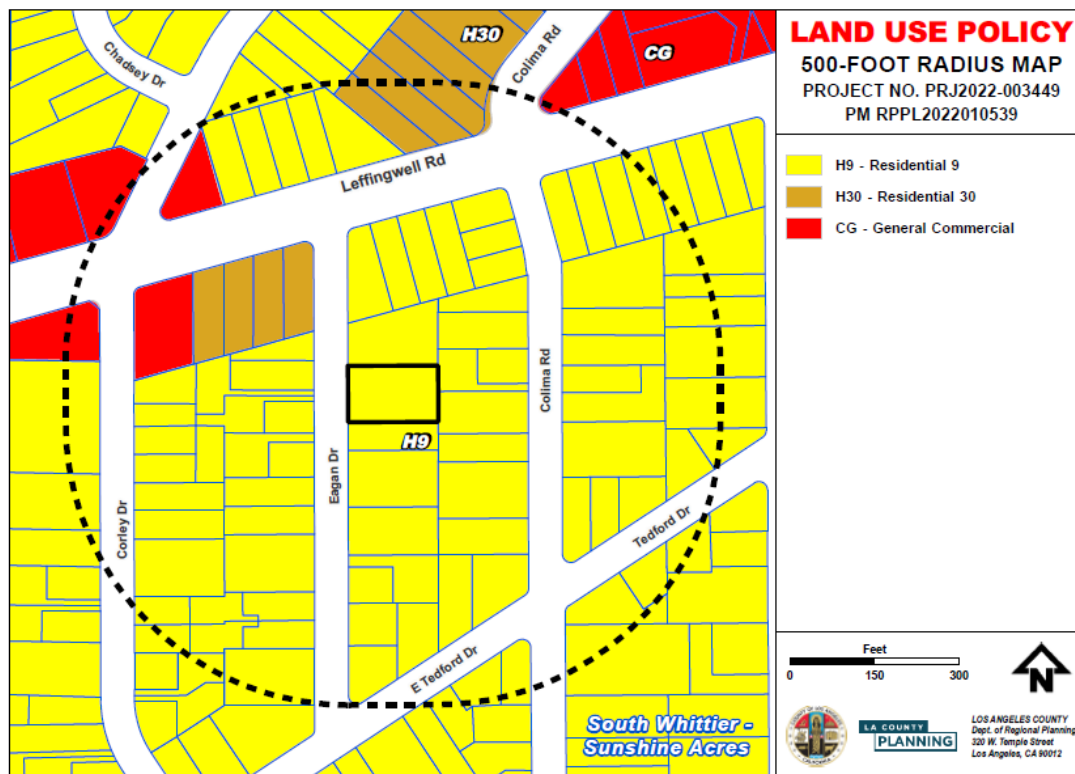
The SFR and ADU (Building Nos. 1 and 2 on the Tentative Map, respectively) were legally established with LA County Planning approval in 2012. The existing development was previously reviewed and approved through prior LA County Planning approvals including Site Plan Review No. RPP-201200516, which approved the SFR and ADU and Zoning Conformance Review No. RZCR-201300790, which approved a six-foot-high retaining wall along the front property line continuing along the driveway. These and all the existing trees located on Parcel No. 1 will remain. There is no existing development or trees on Parcel No. 2. The SFR is two stories in height and 2,161 square feet in size with an attached single-story, two-car garage; the detached ADU is one-story high and 1,150 square feet in size with two uncovered parking spaces. No changes or modifications are proposed to the existing SFR and ADU. However, portions of the existing wrought-iron fencing and chain-link fencing in the front yard areas will need to be reduced to 3.5 feet as a condition of approval, prior to final map recordation.

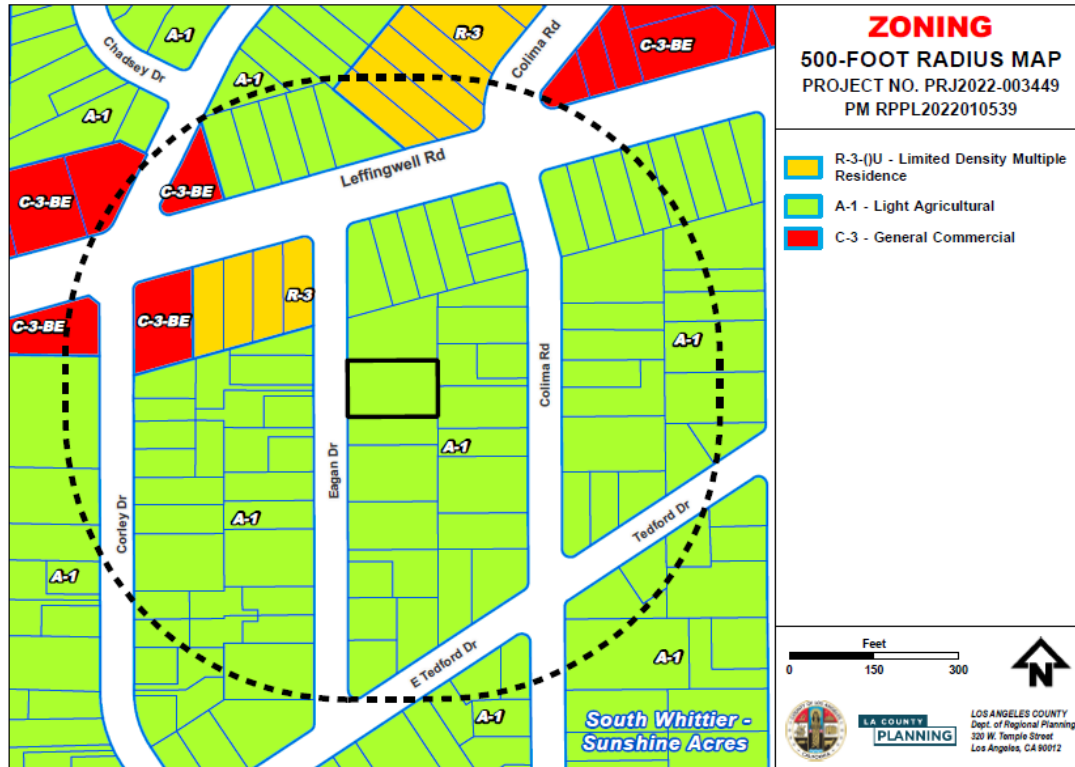
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9 - 0 to 9 Dwelling Units Per Net Acre)	A-1 (Light Agricultural – 5,000 Square	One SFR and one ADU

		Feet Minimum Required Lot Area)	
NORTH	H9, H30 (Residential 30 - 0 to 30 Dwelling Units Per Net Acre), CG (General Commercial)	A-1, R-3 (Limited Density Multiple Residence), C-3-BE (General Commercial- Billboard Exclusion)	SFRs and Multi- Family Residences, School, Commercial Uses
EAST	H9	A-1	SFRs
SOUTH	H9	A-1	SFRs
WEST	H9	A-1	SFRs





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
3919	Sunshine Acres Zoned District established	August 19, 1941

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPP-201200516	Plot plan approval for two dwelling units	Approved on September 12, 2012
RZCR- 201300790	Approved a six-foot-high retaining wall along the front property line continuing along the driveway entrance.	Approved on August 08, 2013
TR066349	Subdivision to create five lots	Expired on August 19, 2016
RPPL2019007273	Pre-application Counseling	Completed on January 16, 2020

C. Violations

CASE NO.	VIOLATION	CLOSED
None		

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 SFRs and agricultural uses. The current parcel has an existing SFR and an ADU that were legally established with planning approvals and building permits. The creation of a new parcel would be able to accommodate potential future residential development. The existing SFR and detached ADU on proposed Parcel No. 1 were legally established through a separate permit, comply with all applicable development standards, including for height, setbacks, and parking, and no changes to the structures are proposed on Parcel No. 1. Parcel No. 2 is proposed to remain vacant as part of the land division; future development may occur in compliance with zoning. The proposed parcel sizes blend in with the surrounding development. Furthermore, the Project is consistent with several General Plan goals to promote diverse residential types, including SFRs, ADUs, infill development, and a well-designed and healthy development that complements the surrounding built environment.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project is urban infill, which will potentially provide additional future housing for LA County. The Project will split one existing lot into two, and the existing SFR and ADU will remain, meeting all the applicable development standards and setbacks. The existing street frontage for each parcel meets the required 50-foot-wide minimum. No visual impacts will result in the neighborhood. The Project will be required to provide four trees within the front yard areas of the Project Site, with two on each parcel, in compliance with on-site tree planting requirements, thus benefiting the right-of-way with foliage and shade in the long run. There are no significant historic resources on the Project Site. This is a minor land division with no changes proposed to the existing development on Parcel No. 1 and no development proposed at this time on Parcel No. 2. The Project Site is connected to existing utility services for water and sewer, road, and other infrastructure. No significant transportation impacts are anticipated as it is a minor land division, with no new development proposed at this time. The existing sidewalk, driveway approaches, and curb gutters and drains will remain, and the Project includes only a new proposed curb drain. The Project does not provide affordable housing because it includes less than five units or lots and is therefore not required to provide affordable housing pursuant to the IHO. Furthermore, the Project is not subject to any rental replacement requirements as the existing SFR and ADU will not be demolished.

C. Design Compatibility

The existing SFR and ADU were previously reviewed and approved through prior LA County Planning approvals; and reviewed for setbacks, height, parking, and building separation,

and other applicable code requirements. No changes or modifications are proposed to the existing dwelling units, nor to the existing fences and walls, as described above, with the exception of reducing a portion of a wrought iron fence within the front yard area to 3.5 feet as a condition of approval. Any future proposed development on Parcel No. 2 will be reviewed and approved for compliance with the zone and applicable development standards, including the County's Residential Design Ordinance, which regulates residential development including site and building design and orientation, and architectural details. As mentioned above, the Project meets the 50-foot-wide minimum street frontage requirement, lot width, and minimum lot size requirements for each parcel. The existing development is to remain, and no other new development or grading is proposed as part of the Project scope.

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. There are no 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. As of January 1, 2020, one meeting occurred on the following date:

- Regional Planning Commission Hearing held on April 23, 2025.

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

The Project is not subject to the IHO because it does not meet the five-unit threshold. Furthermore, the Project is not subject to any rental replacement requirements as the SFR and ADU will remain and not be demolished. The existing development was legally established through separate review and approval and complies with all applicable development standards for setbacks, height, parking, and fencing, except as otherwise conditioned for a portion of wrought iron and chain-link fencing within the front yard area. 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). 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 a Categorical Exemption (Class 1 Exemption, Existing Facilities and Class 15 Exemption, Minor Land Divisions) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project qualifies for a Class 1 Categorical Exemption (Existing Facilities) under State CEQA

Guidelines Section 15301 as the existing SFR and ADU are existing, and no changes or expansions are proposed.

Additionally, the Project qualifies for a Class 15 Categorical Exemption (Minor Land Divisions) under State CEQA Guidelines Section 15315 because it involves subdividing four or fewer parcels within an urbanized area zoned for residential uses. The Project will convert the existing parcel into two parcels, and the existing two dwelling units will remain on Parcel No. 1. The Project is a minor land division with no new development proposed at this time that will not result in significant transportation impacts. The Project Site fronts a public street, will be served by public water and sewer, road, and other existing infrastructure, is urban infill, and was not involved in a subdivision of a larger parcel within the previous two years. The Project conforms with the General Plan and zoning. No exceptions or variances are required. The Project Site does not have an average slope greater than 20 percent.

The Project is not on a list maintained by the California Department of Toxic Substance Control and 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. The Project Site is not in an environmentally sensitive area. There are no exceptions to the exemption and therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Subdivision Committee (“Subdivision Committee”) consists of representatives from LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health. Based on the Tentative Parcel Map dated February 15, 2025, the Subdivision Committee cleared the Project for public hearing.

B. Other Agency Comments and Recommendations


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

C. Public Comments

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

Report

Reviewed By:



Josh S. Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Tentative Parcel Map dated February 15, 2025
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	GIS Informational Maps
EXHIBIT H	Photos

MINOR LAND DIVISION

TENTATIVE PARCEL MAP NO. 83053
LOCATED IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
2/15/25
TENTATIVE MAP PM83053

PROPOSED IMPROVEMENTS:

- EXISTING DRIVEWAYS TO BE RECONSTRUCTED TO MEET LOS ANGELES COUNTY AND A.D.A STANDARDS OR PROVEN TO MEET SAME.
- 10' X 10' PEDESTRIAN SIGHT TRIANGLES FROM THE DRIVEWAY TO BACK OF WALK SHALL BE PROVIDED. EXISTING SITE WALLS SHALL BE MODIFIED NOT TO EXCEED 42" IN PEDESTRIAN SIGHT TRIANGLES. ADJACENT WALLS EXCLUDED AS THEY ARE BEYOND CONTROL OF THIS PROPERTY.
- EXISTING LANDSCAPING TO REMAIN.

NOT A PART

ALL IMPROVEMENTS
AND TREES TO REMAIN
(UNLESS OTHERWISE NOTED)

PARCEL "1"
8,005 SQ. FT. GROSS
7,805.00 SQ. FT. NET
0.18 ACRES

BUILDING NO. 2
EXISTING ONE STORY
ACCESSORY DWELLING UNIT
1,150 SQ. FT.
(TO REMAIN)

PARCEL "2"
8,005 SQ. FT. GROSS
7,805.00 SQ. FT. NET
0.18 ACRES

ALL FENCES AND
WALLS TO REMAIN.
ON PARCEL "2"

NOT A PART

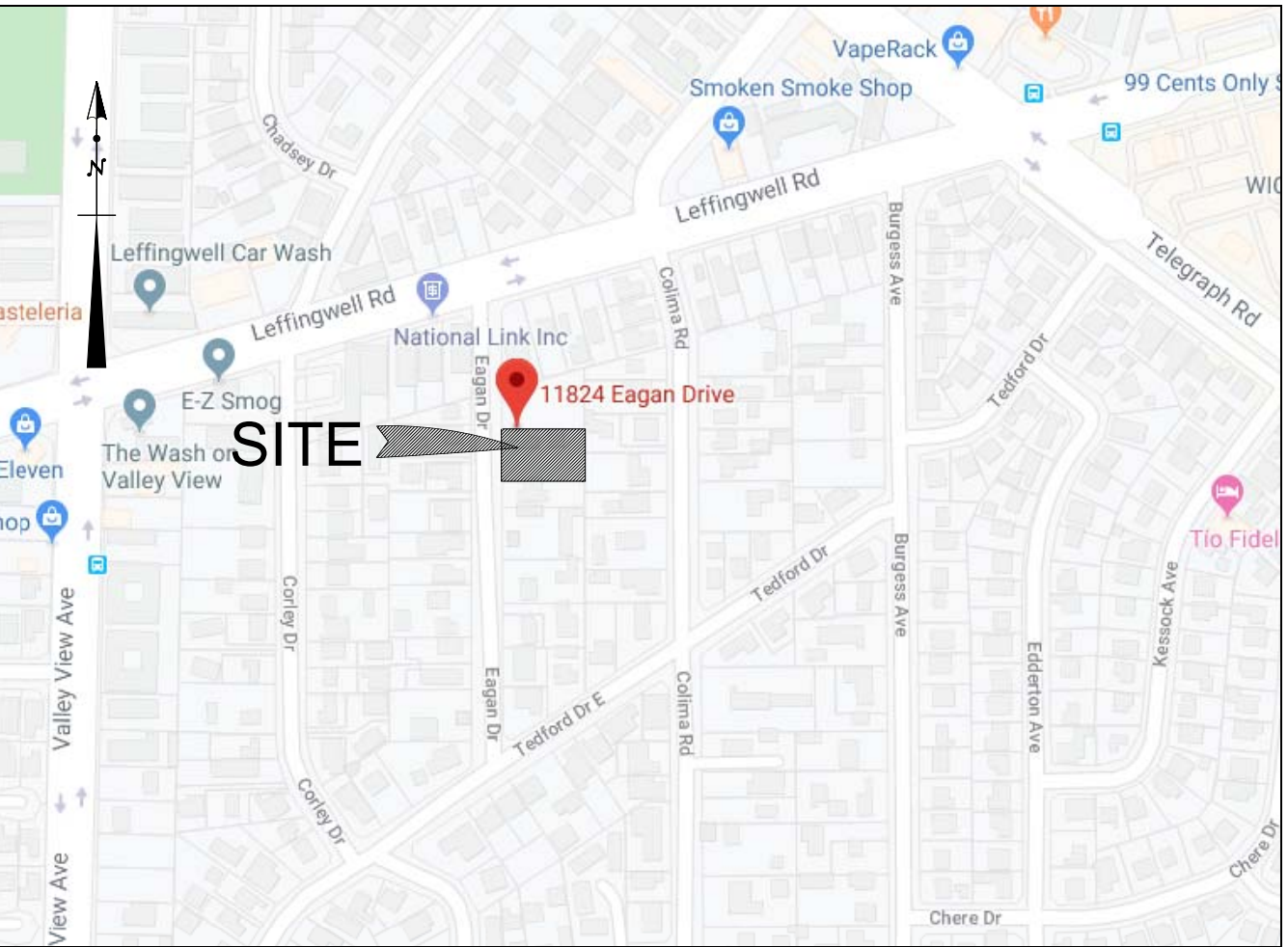
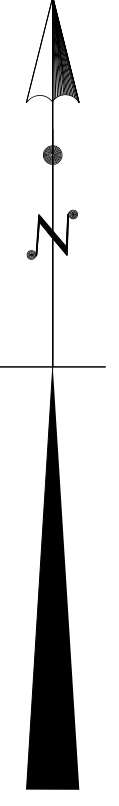
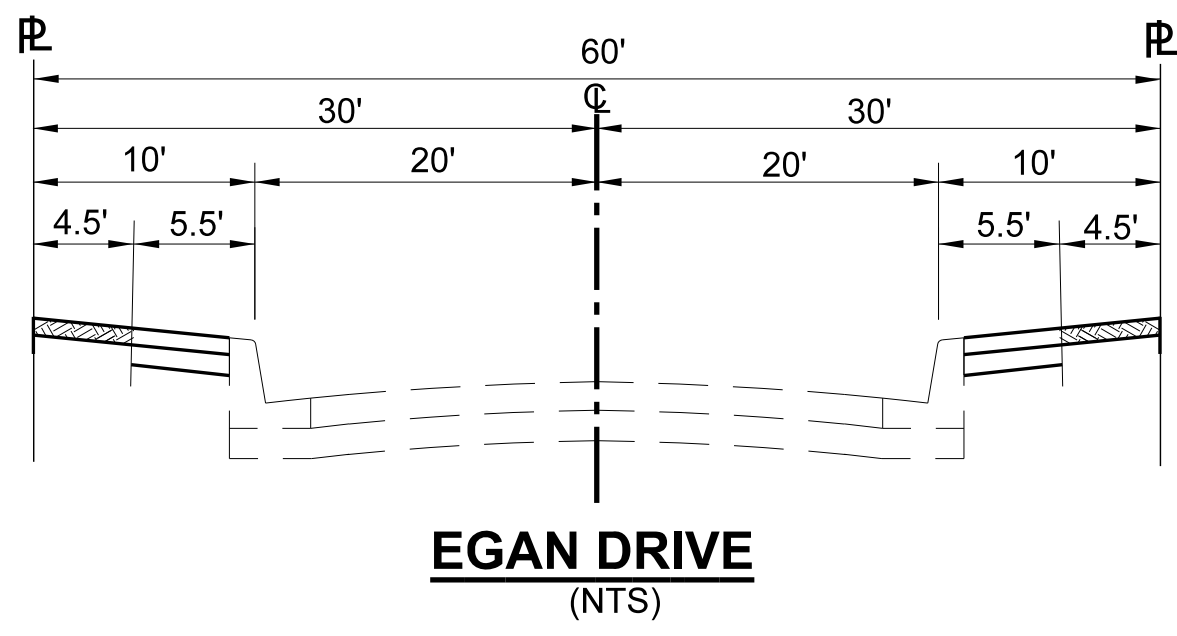
ABBREVIATIONS:

ADJ	ADJACENT
CBRW	CONCRETE BLOCK RETAINING WALL
CBW	CONCRETE BLOCK WALL
(E)	EXISTING
EG	EDGE OF GUTTER
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
GR	GROUND
HP	HIGH POINT
TC	TOP OF CURB
TF	TOP OF FENCE
TW	TOP OF WALL
WH	WATER HEATER
WIF	WROUGHT IRON FENCE
WM	WATER METER

LEGEND:

EXISTING SEWER LINE	---
EXISTING GAS LINE	---
EXISTING WATER LINE	---
AC PAVED	[Pattern]
CONCRETE PAVED	[Pattern]
FOOTPRINT OF EXISTING BUILDING	[Pattern]

TYPICAL SECTION



VICINITY MAP
NOT TO SCALE

SUBDIVIDER/ OWNER:

SOHILA SENEMAR INVESTMENT LLC
P.O. BOX 577 YORBA LINDA, CA 92885
(213)280-3987

SURVEYOR:

JACK LITTLE CO., INC.
17620 SHERMAN WAY, SUITE 218
VAN NUYS, CA. 91406
(818)342-3277
ERIK GEORGE BOWERS, L.S. 8571



LEGAL DESCRIPTION:

LOT 137 OF TRACT NO. 10100 AS PER MAP RECORDED IN BOOK 146, PAGES 14 TO 18 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDS OF LOS ANGELES COUNTY.
A.P.N.: 8031-026-020

PROJECT NOTES:

- PROJECT ADDRESS IS 11824 EAGAN DRIVE, LOS ANGELES CA.
- NO PROTECTED TREE SPECIES ON THE SITE.
- ALL UTILITIES ARE AVAILABLE TO SITE.
- THE EXISTING ZONING IS A-1, THE PROPOSED ZONING IS A-1.
- SANITARY SEWERS ARE AVAILABLE.
- THE PROPOSED DEVELOPMENT IS A 2 LOT SUBDIVISION FOR RESIDENTIAL USE. ARCHITECTURAL PLANS NOT DEVELOPED YET. THERE WILL BE NO CONSTRUCTION DURING THIS PHASE OF THE DEVELOPMENT. ALL IMPROVEMENTS TO BE MADE IN THE FUTURE.
- GROSS SITE AREA IS 16,010 SQ. FT., 0.37 AC.
- THERE ARE NO POTENTIALLY DANGEROUS AREAS ON SUBJECT PROPERTY TO MY KNOWLEDGE.
- EXISTING SITE SLOPE IS LESS THAN 10%.
- ALL EASEMENTS OF RECORD ARE SHOWN HEREON, WITH THE FOLLOWING EXCEPTIONS:

AN EASEMENT FOR RIGHT OF WAY TO THE COUNTY OF LOS ANGES AS RECORDED IN BOOK 1388, PAGE 221 OF DEEDS AND IN BOOK 683, PAGE 187, OF OFFICIAL RECORDS OF LOS ANGELES COUNTY. SHOWN HEREON AS EAGAN DRIVE.

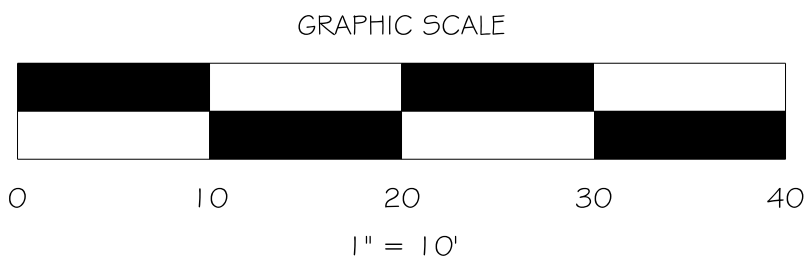
THE EFFECT OF A DOCUMENT REGISTERED SEPTEMBER 25, 1941 AS DOCUMENT NUMBER 17993-J OF TORRENS. NOT PLOTTED BLANKET IN NATURE. I.E. ENTIRE SITE.

AN EASEMENT FOR CONSTRUCTION MAINTAIN & OPERATIONS OF GAS SERVICES TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED JUNE 5, 2013 AS INSTRUMENT NUMBER 20130838804, OF OFFICIAL RECORDS OF LOS ANGELES COUNTY. NOT PLOTTED BLANKET IN NATURE, I.E. ENTIRE PARCEL.

11. BOUNDARY MONUMENTS WILL BE SET PRIOR TO THE FILING OF THE FINAL PARCEL MAP.

12. ALL EXISTING STRUCTURE SHOWN HEREON ARE TO SCALE.

13. NO GRADING IS PROPOSED AT THIS TIME AND ALL ELEVATIONS SHOWN HEREON ARE EXISTING. THE SITE IS RELATIVELY FLAT WITH A DRIVEWAY BEING THE EXCEPTION.





PROJECT NUMBER PRJ2022-003449
HEARING DATE April 23, 2025
REQUESTED ENTITLEMENT
Tentative Parcel Map No. 83053
(RPPL2022010539)

PROJECT SUMMARY

APPLICANT

Erick Bowers, PLS / Jack Little Company

OWNER

Sohila Senemar Investments, LLC

MAP / EXHIBIT DATE

February 15, 2025

PROJECT OVERVIEW

Tentative Parcel Map to create two single-family residential lots on 16,010 gross square feet (0.4 gross acres). Each parcel will be 7,805 net acres in size (0.2 net acres). Both parcels will have a 50-foot-wide street frontage and ingress/egress from Eagan Drive, a 60-foot-wide public street. The existing single-family residence ("SFR") and accessory dwelling unit ("ADU") will remain. These are labeled as Building No. 1 (SFR with an attached single-story two-car garage) and Building No. 2 (ADU) on the Tentative Map, respectively. The trees on Parcel No. 1 will remain as well, as will the existing fences and walls on both parcels, with some minor modifications to bring these into compliance with the code. There are no trees on Parcel No. 2. No changes are proposed to the existing dwelling units, sidewalk, driveway approaches, curb and gutter, and drains. No development of grading is proposed as part of the project scope, and Parcel No. 2 will remain vacant at this time.

LOCATION

11824 Eagan Drive, Whittier

ACCESS

Eagan Drive

ASSESSORS PARCEL NUMBER

8031-026-020

SITE AREA

16,010 gross square feet / 0.4 gross acres
15,610 net square feet / 0.4 net acres

GENERAL PLAN

General Plan

ZONED DISTRICT

Sunshine Acres

PLANNING AREA

Gateway

LAND USE DESIGNATION

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

ZONE

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

PROPOSED

Two Lots

MAX DENSITY

Four Units

COMMUNITY STANDARDS DISTRICT ("CSD")

None

ENVIRONMENTAL DETERMINATION (CEQA)

Categorical Exemptions: Class 1 - Existing Facilities and Class 15 - Minor Land Divisions

SUPERVISORIAL DISTRICT

4

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - [Chapter 21.48](#) (Minor Land Divisions)
 - Section 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:

Erica G. Aguirre, Principal Planner (213) 893 - 7020

PHONE NUMBER:

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. PRJ2022-003449
TENTATIVE PARCEL MAP NO. 83053 (RPPL2022010539)

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on April 23, 2025, in the matter of Project No. PRJ2022-003449, consisting of Tentative Parcel Map No. 83053 (RPPL2022010539) (“PM83053”).
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The subdivider, Sohila Senemar Investments, LLC, (“subdivider”), requests PM83053 to create two single-family residential lots on 16,010 gross square feet (0.4 gross acres) (“Project”) pursuant to County Code Section 21.48.010 (Minor Land Divisions).
4. **ENTITLEMENT REQUESTOR(S).** 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.
5. **PREVIOUS ENTITLEMENTS.** The single-family residence (“SFR”) and accessory dwelling unit (“ADU”) on proposed Parcel No. 1 were legally established with LA County Planning approval in 2012. The existing units, fences, walls, existing sidewalk, driveway approaches, and curb gutters and drains will remain. The trees on Parcel No. 1 will remain and there are no trees on Parcel No. 2, which is vacant. The existing development was previously reviewed and approved through prior LA County Planning approvals including RPP-201200516, which approved the SFR and ADU, and RZCR-201300790, which approved a six-foot-high retaining wall along the front property line continuing along the driveway entrance.
6. **LOCATION.** The Project Site is located at 11824 Eagan Drive within the Sunshine Acres Zoned District within the Gateway Planning Area (“Project Site”). The Project 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 A-1 (Light 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, H30 (Residential 30 - 0 to 30 Dwelling Units Per Net Acre), CG (General Commercial)	A-1, R-3 (Limited Density Multiple Residence- 5,000 Square Feet Minimum Required Lot Area), C-3-BE (General Commercial-Billboard Exclusion)	SFRs, and Multi-Family Residences, School, Commercial Uses
EAST	H9	A-1	SFRs
SOUTH	H9	A-1	SFRs
WEST	H9	A-1	SFRs

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is currently developed with an SFR (Building No. 1) and ADU (Building No. 2). The SFR is two stories with an attached single-story two car garage and 2,161 square feet in size. The ADU, which is detached, is one story and 1,150 square feet in size. No changes or modifications are proposed to the existing dwelling units nor to the existing fences and walls, except for one portion of a fence in the front yard area to bring this into compliance with the code requirements. The existing retaining wall along the driveway will remain.

B. Site Access

The Project Site is accessible via Eagan Drive, a 60-foot-wide public street.

C. Tentative Map

PM83053 dated February 15, 2025, depicts two single-family residential lots on 16,010 gross square feet (0.37 gross acres). Each parcel will be 7,805 gross square feet in size (0.18 gross acres) and will provide 50 feet of street frontage. The existing SFR, detached ADU, and trees on Parcel No. 1 will remain. The Project does include a proposed curb drain. The Project will also require that four new trees be planted on the Project Site, with two trees on each parcel, prior to the recordation of the final map. Parcel No. 2 will remain vacant, and no grading or development is proposed as part of the Project scope.

D. Affordable Housing

The Project is not subject to the Inclusionary Housing Ordinance (“IHO”) pursuant to County Code Chapter 22.112 (Inclusionary Housing) because it does not meet the minimum density threshold of five units. Furthermore, the Project is not subject to the County’s Affordable Housing Replacement requirements because the SFR and ADU will remain and are not proposed to be demolished. Therefore, the Project does not include any affordable units.

11. CEQA DETERMINATION.

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities and Class 15 Exemption, Minor Land Divisions) under the California Environmental Quality Act (“CEQA”) and the County Environmental Reporting Guidelines. The Project qualifies for a Class 1 Categorical Exemption (Existing Facilities) under State CEQA Guidelines Section 15301 as the existing SFR and ADU are existing, and no changes or expansions are proposed to these existing uses.

Additionally, the Project qualifies for a Class 15 Categorical Exemption (Minor Land Divisions) under State CEQA Guidelines Section 15315 because it involves subdividing four or fewer parcels within an urbanized area zoned for residential uses. The Project will convert the existing parcel into two parcels, and the existing two dwelling units will remain on Parcel No. 1. The Project Site fronts a public street, will be served by public water and sewer, road and other existing infrastructure, is urban infill, and was not involved in a subdivision of a larger parcel within the previous two years. The Project is a minor land division with no development at this time that will not result in significant transportation impacts. The Project conforms with the General Plan and zoning. No exceptions or variances are required. The Project Site does not have an average slope greater than 20 percent.

The Project is not on a list maintained by the California Department of Toxic Substance Control and 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. The Project Site is not in an environmentally sensitive area. There are no exceptions to the exemption.

12. PUBLIC COMMENTS. Reserved.

13. AGENCY RECOMMENDATIONS.

- A. The 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 dated February 15, 2025.

14. LEGAL NOTIFICATION. Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of

the public hearing by mail, newspaper (San Gabriel Valley Tribune), and property posting. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On March 4, 2025, Staff mailed a total of 107 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. These mailings also included four notices to those on the courtesy mailing list for the Sunshine Acres Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H9 land use designation is intended for SFRs with a residential density of up to nine units per acre. The Commission finds that the maximum allowable density on the Project Site is four primary units. The Commission also finds that the Project already consists of an SFR and detached ADU on Parcel No. 1, which will remain, and that no new development is proposed at this time on Parcel No. 2, which will remain vacant. The Commission further finds that the Project promotes urban infill, which complies with the maximum allowable density, 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 promotes urban infill, which complies with the maximum allowable density, while blending in with the surrounding neighborhood.

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 blends in with the existing low-density scale and form of the surrounding developed residential neighborhood. The proposed lots are similar in size to those in the area including similar frontage and lot widths. Although no development is proposed on Parcel No. 2 at this time, Parcel No. 2 may accommodate future additional low-density residential development in compliance with zoning and development standards. Parcel No. 1 has an existing SFR and ADU that will remain. ADUs are diverse residential building types that complement the scale of the existing SFR development.

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.

Future development on Parcel No. 2 will be reviewed for County Code compliance, including the County's Residential Design Standards Ordinance, which regulates residential development including site and building design and orientation, and architectural details.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-1 zoning classification as it will create two single-family residential parcels, and because the existing SFR and ADU to remain are permitted in such zone pursuant to County Code Section 22.16.010 (Agricultural Zones - Purpose).
18. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.240 (Area and Width – Requirements Generally), which states that the required area shall be 5,000 feet for the A-1 Zone, and that the average lot width shall be 50 feet. Each parcel will be 7,805 net acres in size (0.2 net acres) and the proposed lot width is 50 feet for each parcel in compliance with this requirement.
19. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage), which specifies minimum street frontage shall be equal to or greater the average lot width, which is 50 feet. In this case, Parcel No. 1 and 2 both have a street frontage of 50 feet in compliance with this requirement.
20. **BUILDING SEPARATION.** While the Project is a request to create two single-family residential lots, the Commission finds that the existing SFR and ADU comply with the required six-foot building separation pursuant to Section 22.140.640 (ADUs and Junior ADUs), which state that there should be six feet of building separation between an ADU and primary residences. In this case there is over 21 feet of building separation far exceeding this requirement.
21. **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 six feet in height, unless these are retaining. The existing fences and walls on the Project Site comply with these requirements as reviewed and approved by Site Plan Review No. RPP-201200516, which approved the two existing dwelling units. Zoning Conformance Review No. RZCR-201300790 approved a six-foot-high retaining wall along the front property line continuing along the driveway entrance, which complies with applicable code requirements. A portion of the existing wrought iron fence within the front yard setback area of the Project Site will need to be brought into compliance with the height requirement of 3.5 feet as a condition of approval. Except as required to comply with

County Code requirements for fence and wall height, no other changes are proposed as part of the Project. Future development and construction of the Project will be reviewed for compliance with the applicable code requirements.

22. **PARKING.** The Commission finds that the existing development was previously reviewed and approved through prior LA County Planning approvals including RPP-201200516, which approved the two existing SFR and ADU. The Commission finds that the existing development is consistent with the standards identified in County Code Section 22.112.070 (Required Parking Spaces), which require two covered parking spaces for an SFR. The SFR has a single-story, two-car garage that will remain. Parking is not required for the ADU although it includes two uncovered parking spaces. Parking for future development will be reviewed and approved with the applicable code requirements.
23. **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). No grading is proposed as part of the project scope.
24. **SETBACKS.** The Commission finds that the existing development was previously reviewed and approved through prior LA County Planning approvals including RPP-201200516, which approved an SFR and ADU. The existing SFR and ADU comply with all applicable setback requirements, and no changes are proposed to the existing development. The Commission finds that the Project is consistent with the standard identified in County Code Section 22.16.050 (Development Standards for Zones A-1 and A-2). The SFR meets or exceeds the applicable front, rear, and side yard setbacks, which are 20 feet, 15 feet, and five feet, respectively for the A-1 Zone, providing a 20-foot-wide front-yard setback, and side yard setbacks that range from 5.7 to 16.4 feet. The ADU is required to have a side yard setback of four feet. The ADU exceeds this requirement on the south side of Parcel No. 1 by over four feet, and meets this requirement on the north side, measuring approximately four feet. Future development and construction will be reviewed for compliance with these and other applicable code requirements.
25. **HEIGHT.** The Commission finds that the SFR do not exceed the height requirement of 35 feet pursuant to County Code Section 22.16.050 (Development Standards for Zones A-1 and A-2) for the A-1 Zone, nor 25 feet for the ADU pursuant to County Code Sections 22.140.640 (ADUs and Junior ADUs). Future development and construction will be reviewed for compliance with these and other applicable code requirements.
26. **RESIDENTIAL DESIGN.** The Commission finds that future residential development is required to be consistent with the applicable development standards identified in County Code Section 22.140.520 (Residential Design Standards). The existing SFR and ADU are not subject to these design standards as it was already built prior to when the residential design standards went into effect. Future development and construction will be reviewed for compliance with these and other applicable code requirements.
27. **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 four trees in the front yard area, two on each parcel, based on a total of 100 linear feet of street frontage. This shall be reviewed and approved prior to final map recordation as a condition of approval.

28. **INCLUSIONARY AND REPLACEMENT UNITS.** The Commission finds that County Code Chapter 22.121 (Inclusionary Housing) does not apply to this Project as it does not meet the minimum density threshold of five units pursuant and is therefore not subject to IHO. Furthermore, the Commission finds that the Project is not subject to the County's rental replacement requirements in County Code Chapter 22.119 (Affordable Housing Replacement), because the existing dwelling units will not be demolished, therefore replacement is not required as part of this Project.

TENTATIVE PARCEL MAP SPECIFIC FINDINGS

29. **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. This creation of two parcels complies with the maximum density of four units, which will blend with the residential neighborhood. Furthermore, the Project is consistent with several General Plan goals to promote a diversity of housing types, including ADUs which complement the existing low density and single-family development. The Commission finds that this is a low-impact, urban infill development that complements the surrounding built environment.
30. **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 two residential parcels that exceed the minimum lot size, meet lot frontage requirements, and align with the H9 land use designation and maximum allowable density. The existing development was legally established and will not change, and proposed future development will be reviewed for consistency with the General Plan and County Code, including the Residential Design Standards Ordinance. Furthermore, the Project is consistent with several General Plan goals to promote more and diverse housing and infill development that complements the surrounding built environment. Finally, the Project will be required to plant four trees in compliance with tree planting requirements.
31. **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 as well as road and other infrastructure. The proposed parcels will meet the minimum street frontage and lot size requirements, blending in with nearby development patterns.
32. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project will result in potential future new housing particularly on

Parcel No. 2 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 entire Project Site is four units. The Project Site is located within an urbanized area, is flat, and meets the minimum lot size and street frontage requirements, and therefore suitable for the proposed density.

33. **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 that the parcel is partially developed with an existing SFR and ADU, and is infill development. It is not located within 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.
34. **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 and concluded that the Project meets access requirements, will utilize public sewage and water systems, will comply with necessary road conditions, provides necessary fire hydrants, and therefore recommended its approval with conditions.
35. **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 Eagan Drive for both parcels through existing driveway approaches. The Commission also finds that the improvements will not conflict with existing utility easements.

ENVIRONMENTAL FINDINGS

36. The Commission finds that the Project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities and Class 15 Exemption, Minor Land Divisions) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Commission finds that the Project qualifies for a Class 1 Categorical Exemption (Existing Facilities) under State CEQA Guidelines Section 15301 as the existing single-family residence and ADU are existing, and no changes or expansions are proposed to these existing uses.

Additionally, the Commission finds that the Project qualifies for a Class 15 Categorical Exemption (Minor Land Divisions) under State CEQA Guidelines Section 15315 because it involves subdividing four or fewer parcels within an urbanized area zoned for residential uses. The Project will convert the existing parcel into two parcels, and the existing two dwelling units will remain on Parcel No. 1. The Project is a minor land division with no development proposed at this time that will not result in significant transportation impacts. The Project Site fronts a public street, will be served by public water and sewer, road and other existing infrastructure, is urban infill, and was not involved in a subdivision of a larger parcel within the previous two years. The Project

conforms with the General Plan and zoning. No exceptions or variances are required. The Project Site does not have an average slope greater than 20 percent.

The Project is not on a list maintained by the California Department of Toxic Substance Control and 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. The Project Site is not in an environmentally sensitive area. There are no exceptions to the exemption and therefore, the Commission finds that the project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

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

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. One meeting occurred on the following date:

- Commission Hearing held on April 23, 2025.

39. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION 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 A-1 zoning.
- D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed A-1 zoning.

- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.
- G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15315 and 15301 (Class 15, Minor Land Divisions, Class 1, Existing Facilities categorical exemptions); and
2. Approves **TENTATIVE PARCEL MAP NO. 83053 (RPPL2022010539)**, subject to the attached conditions.

ACTION DATE: April 23, 2025

VOTE: *Reserved.*

DD:JSH:ACB:EGA

04/10/2025

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-003449
TENTATIVE PARCEL MAP NO. 83053 (RPPL2022010539) ("PM83053")

PROJECT DESCRIPTION

Tentative Parcel Map to create two single-family residential lots on 16,010 gross square feet (0.4 gross acres). Each parcel will be 7,805 gross acres in size (0.2 gross acres). The existing single-family residence ("SFR") and accessory dwelling unit ("ADU") will remain on Parcel No. 1, and subject to the following conditions of approval.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs

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

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Tentative Parcel Map No.83053 shall expire on April 23, 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 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.
 9. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).
 10. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.

11. 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.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
13. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
14. 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.
15. 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. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove, or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

16. This grant shall authorize the creation of two single-family residential lots on 0.4 gross acres (16,010 gross square feet) as depicted on the Tentative Parcel Map dated February 15, 2025.
17. The Subdivider shall conform to the requirements of Title 21 of the County Code, and the Subdivision Map Act.
18. 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 February 15, 2025, consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

Grading

19. No grading is proposed and this grant does not authorize grading.

Street Frontage

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

PRIOR TO RECORDATION OF A FINAL MAP

Existing Conditions - Fencing

21. Prior to final map recordation, the Subdivider shall submit proof that the existing wrought iron fence and chain-link fencing on the Project Site within the front yard setback areas, are brought into compliance with the 3.5-foot-high height limit.

Tree Planting

22. 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 **four tree plantings** required by this grant, with at least two trees on each parcel. The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.

OTHER CONDITIONS

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

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1- 15)

The following report consisting of 8 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding 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. 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.
9. 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.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. 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.
11. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



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

PARCEL MAP NO: 83053

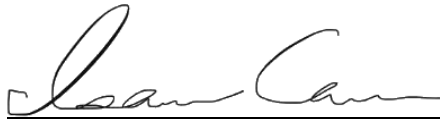
TENTATIVE MAP DATE: 02/15/2025

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

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

Review by:


Isaac Carrera

Date: 02/20/2025 Phone: (626) 458-4947

PCA LX001129 / A863
EPIC LA RPPL2022010539
Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Tract / Parcel Map	<u>83053</u>	Tentative Map Dated	<u>02/15/2025 (revised)</u>	Parent Tract	<u>---</u>
Grading By Subdivider? [N] (Y or N)	<u>---</u> yd ³	Location	<u>Whittier</u>		
Geologist	<u>---</u>	Subdivider	<u>Sohila Senemar Investment LLC</u>		
Soils Engineer	<u>---</u>	Engineer/Arch.	<u>Jack Little Co.</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



Date 02/18/2025

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

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

83053, Whittier, 2025-02-18, PM-5-A

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



Name Nargiss Majrooh Date 02/06/2025 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 83053\RPPL2022010539\2025-01-23 Submittal\Division Comments\GP\PM 83053 - Grading - 01.22.2025.docx

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

1. The existing driveways along the property frontage on Eagan Drive will need to be reconstructed if not fully in compliant with current American with Disability Act Guidelines (ADA).
2. Any existing or proposed perimeter fence, block wall, or landscape adjacent to the driveways shall be depressed to 42 inches or less within 10 feet of the right of way to provide pedestrian line of sight.
3. Repair any improvements damaged during construction to the satisfaction of Public Works.
4. Plant street trees (minimum 24" box) and provide irrigation along the property frontage to the satisfaction of Public Works.
5. Execute a covenant for private maintenance of curb drains to the satisfaction of Public Works.



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 83053

TENTATIVE MAP DATED 2-15-2025

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

1. The subdivider shall install separate house laterals to the existing sewer main line in Eagan Drive to serve each parcel in the land division.
2. There is an approved sewer area study PC 12378AS in the area that indicates there is capacity in the existing sewer downstream to serve the proposed project.


Prepared by Nikko Pajarillaga
PM83053s-rev3

Phone (626) 458-3137

Date 2-20-2025

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

1. The onsite water system will be by service lines as they are shown on tentative map. If fire hydrant is required or an upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve Letter dated 10/26/2022 from Suburban Water Systems Company to the satisfaction of Public Works. The Will Serve Letter expired on 10/26/2023, and it shall be the sole responsibility of the applicant to renew the aforementioned Will Serve Letter upon expiration and abide by all requirements of the water purveyor.

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

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



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

EPIC-LA NUMBER:	RPPL2022010539	PROJECT NUMBER:	PM83053
CITY/COMMUNITY:	South Whittier	STATUS:	Cleared
PROJECT ADDRESS:	11824 Eagan Drive Whittier, CA 90604	DATE:	02/20/2025

CONDITIONS

1. Additional access and water requirements to be addressed at the time of proposed development of the second parcel. The proposed subdivision is accepted as shown. This clearance does not endorse the improvement of either site beyond subdivision.
2. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map (Tract/Parcel).

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



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **83053**
Park Planning Area # **2**

DRP Map Date: **02/15/2025** SCM Date: **02/09/2023**
CSD:

Report Date: **02/18/2025**
Map Type: **Tentative Map - Parcel**

Total Units **2** = Proposed Units **1** + Exempt Units **1**

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$3,959

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 \$3,959 in lieu fees.

Trails:

No Trails

Comments:

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

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

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

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



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **83053**
Park Planning Area # **2**

DRP Map Date: **02/15/2025** SCM Date: **02/09/2023**
CSD:

Report Date: **02/18/2025**
Map Type: **Tentative Map - Parcel**

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

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

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 **2** = Proposed Units **1** + Exempt Units **1**

Park Planning Area = 2

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.78	0.0030	1	0.01
M.F. < 5 Units	2.24	0.0030	0	0.00
M.F. >= 5 Units	2.92	0.0030	0	0.00
Mobile Units	1.36	0.0030	0	0.00
Exempt Units			1	0.00
TOTAL			2	0.01

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	\$349,092	\$3,959

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

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.01	\$349,092	\$3,959



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

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

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

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

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


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

www.publichealth.lacounty.gov/eh/

February 10, 2025

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: LAND DIVISION – TENTATIVE MAP- PARCEL
CASE: RPPL2022010539
PROJECT: PM83053
11824 EAGAN DRIVE WHITTIER CA 90604**

Thank you for the opportunity to review the application and Tentative Map-Parcel request for the subject property. The applicant requests to create two single-family residential lots. The two existing two-story detached dwelling units will remain.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommend clearance of the aforementioned project.
- ☐ Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency clearance:



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

1. Drinking Water Program: Potable Water

- 1.1 The applicant provided a water “Conditional Statement of Water Service” letter from Suburban Water Systems dated April 26, 2024. The Conditional Statement of Water Service expires one year after the date of issuance.

For questions regarding drinking water, please contact Bharat Dungrani, Drinking Water Program at (626) 430-5420 or bdungrani@ph.lacounty.gov.

2. Land Use Program: Wastewater

- 2.1 The applicant provided a sewer “Will Serve” from Los Angeles County Sanitation Districts dated July 24, 2025.

For questions regarding wastewater, please contact Tigran Khachatryan, Land Use Program, at (626) 430-5380 or tkhachatryan@ph.lacounty.gov

3. Community Protection Branch: Environmental Hygiene

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

3.1 Noise

- 3.1.1 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). 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.

3.2 Air Quality Recommendation

- 3.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides*, which can cause Coccidioidomycosis (Valley Fever). Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

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

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

JACK LITTLE CO. INC.

Licensed Land Surveyors

17620 Sherman Way, # 218, Van Nuys, CA 91406

TEL # (818) 342-3277 ※ FAX # (818) 344-5787

Jacklittleco@sbcglobal.net

FINDINGS for 11824 Eagan

APN: 8031-026-020

Vesting Tentative Parcel Tract No.: # **83050**

The proposed project is for two single family infill residential lots located approximately mid-block on Eagan Drive in Whittier between Leffingwell Road and Tedford Drive E, the new development is in relatively close to the 5 freeway to the West and Imperial Highway to the South, while to the Southeast of the project is La Mirada Regional Aquatic Center which includes a Memorial Park and Golf Course and Northwest are commercial developments for shopping

The proposed map is consistent with the applicable General and Specific Plans, the General Plan is Countywide Land Use Plan (2035) and is showing the consistent corresponding zones as starting the A1 Zone (light agricultural). The Zoned District is South Whittier – Sunshine Acres, is showing the Multi family zone being a corresponding zone.

The design and improvement of the proposed subdivision are consistent with applicable General and Specific Plans. The design of the project is to create two separate single family residential lots. One built out single family residence with ADU and the empty lot suitable for future single family residence with ADU. The general plan shows the property in the community plan as being low medium, with maximum density being 4 units, in a corresponding zone in the general plan.

The site is not located in any specific plan area

The site is physically suitable for the proposed type of development. All around in it's neighborhood of A1 Zone (light agricultural), to the north, east, west and south sides of Eagan Drive show miscellaneous multi-family homes at this time. This subdivision proposed is only to subdivide land, there will not be any construction during this phase. All improvements to be made in future.

The site is physically suitable for the proposed density of development. The proposed subdivision will make all requirements for the A1 Zone (light agricultural).

The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site is a large lot where one single family home is located. The site will be cleared and go through significant environmental processes by the planning department mitigations, there are no significant environmental uses at this time. There are no lakes, ponds wild animals will not be displaced by the development of this site development.

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems. The project is 2 new single family lots for single family homes, there will not be any scenario of dangerous or serious health problems.

The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The following easements: telephone, electric light and power line, and gas easements are all blanket in nature for entire parcels and thereby not plotted. These easements rely on future discretion of each corresponding entity: telephone, electric light, power and gas.

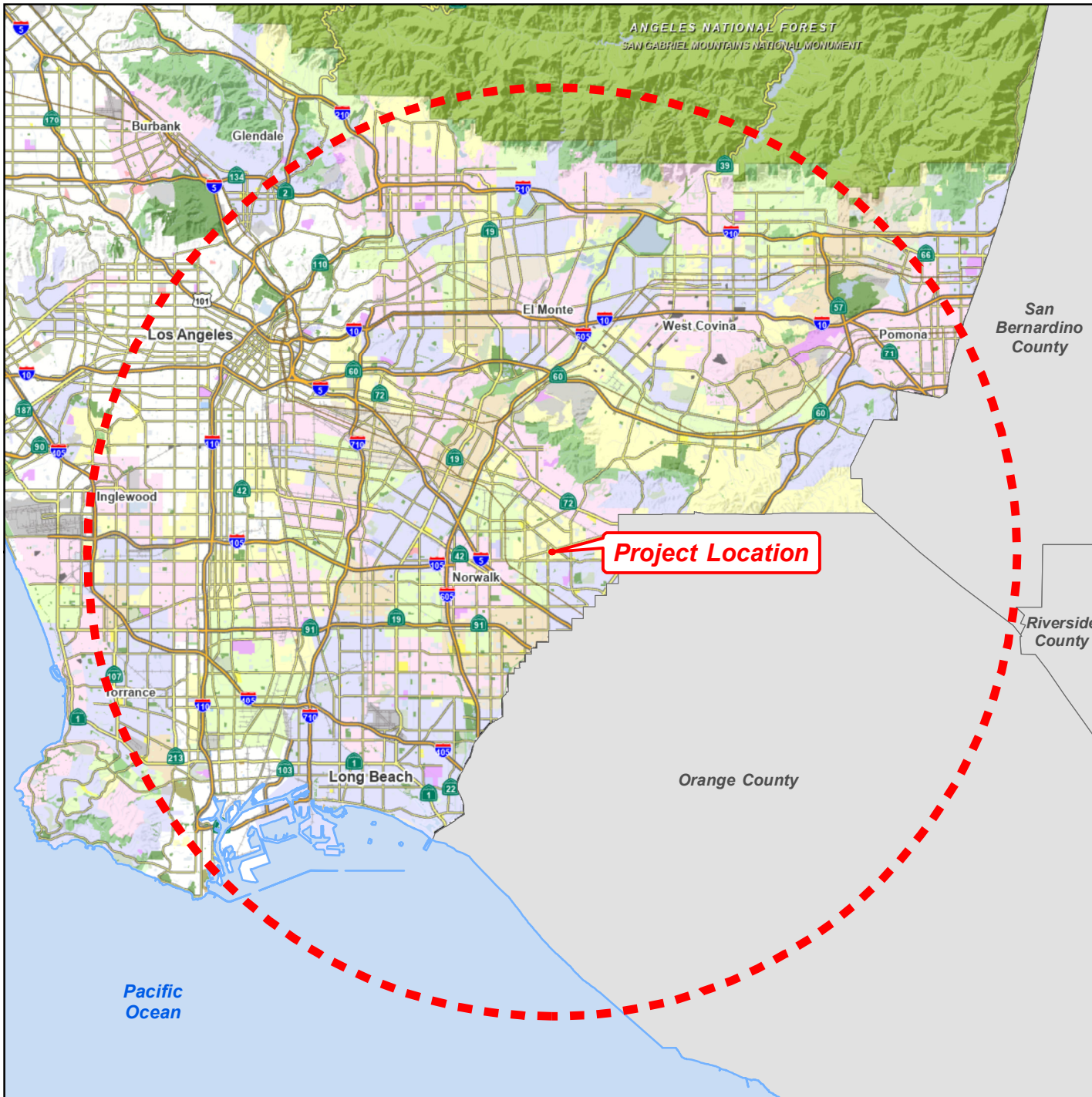
PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 10, 2025
PROJECT NUMBER: PRJ2022-003449
PERMIT NUMBER: Tentative Parcel Map No. 83053 (RPPL2022010539)
SUPERVISORIAL DISTRICT: 4
PROJECT LOCATION: 11824 Eagan Drive, Whittier
OWNER: Sohila Senemar Investments, LLC
APPLICANT: Erick Bowers, PLS / Jack Little Company
CASE PLANNER: Erica G. Aguirre, AICP, Principal Planner
eaguirre@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities and Class 15 Exemption, Minor Land Divisions) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project qualifies for a Class 1 Categorical Exemption (Existing Facilities) under State CEQA Guidelines Section 15301 as the existing single-family residence ("SFR") and accessory dwelling unit ("ADU") on Parcel No. 1 are existing, and no changes or expansions are proposed to these existing uses.

Additionally, the Project qualifies for a Class 15 Categorical Exemption (Minor Land Divisions) under State CEQA Guidelines Section 15315 because it involves subdividing four or fewer parcels within an urbanized area zoned for residential uses. The Project will convert the existing parcel into two parcels, and the existing SFR and ADU will remain on Parcel No. 1. Parcel No. 2 will remain vacant at this time. The Project is a minor land division with no new development proposed at this time that will not result in significant transportation impacts. The Project Site fronts a public street, will be served by public water and sewer, road and other existing infrastructure, is urban infill, and was not involved in a subdivision of a larger parcel within the previous two years. The Project conforms with the General Plan and zoning. No exceptions or variances are required. The Project Site does not have an average slope greater than 20 percent.

The Project is not on a list maintained by the California Department of Toxic Substance Control and 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. The Project Site is not in an environmentally sensitive area and therefore there are no exceptions to the exemption.



20-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2022-003449
PM RPPL2022010539



LA COUNTY
PLANNING

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



HALF-MILE RADIUS

LOCATOR MAP

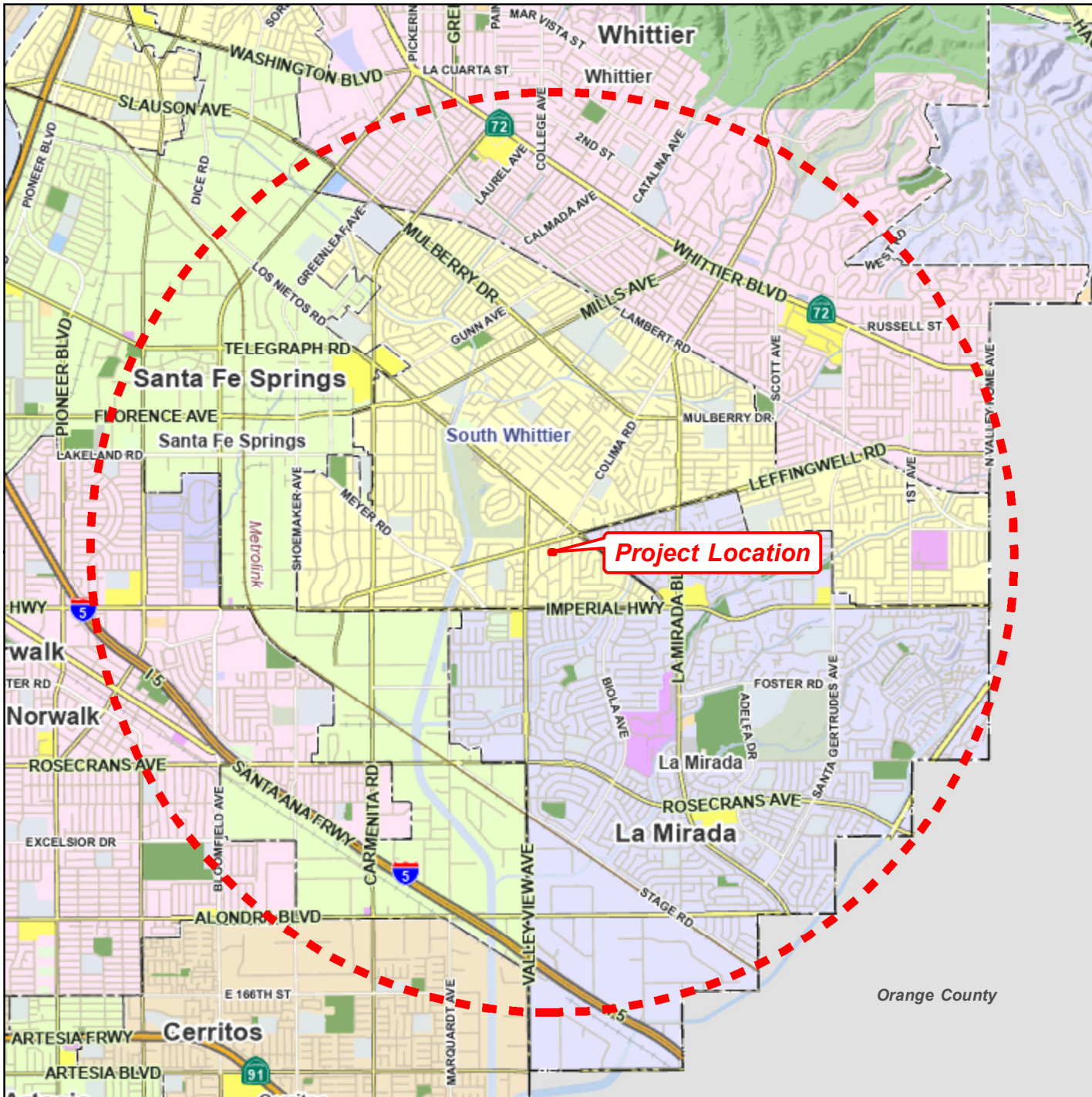
PROJECT NO. PRJ2022-003449
PM RPPL2022010539



0 600 1,200

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

LA COUNTY
PLANNING



3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-003449
PM RPPL2022010539



LA COUNTY
PLANNING

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



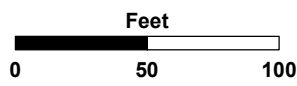
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2022-003449

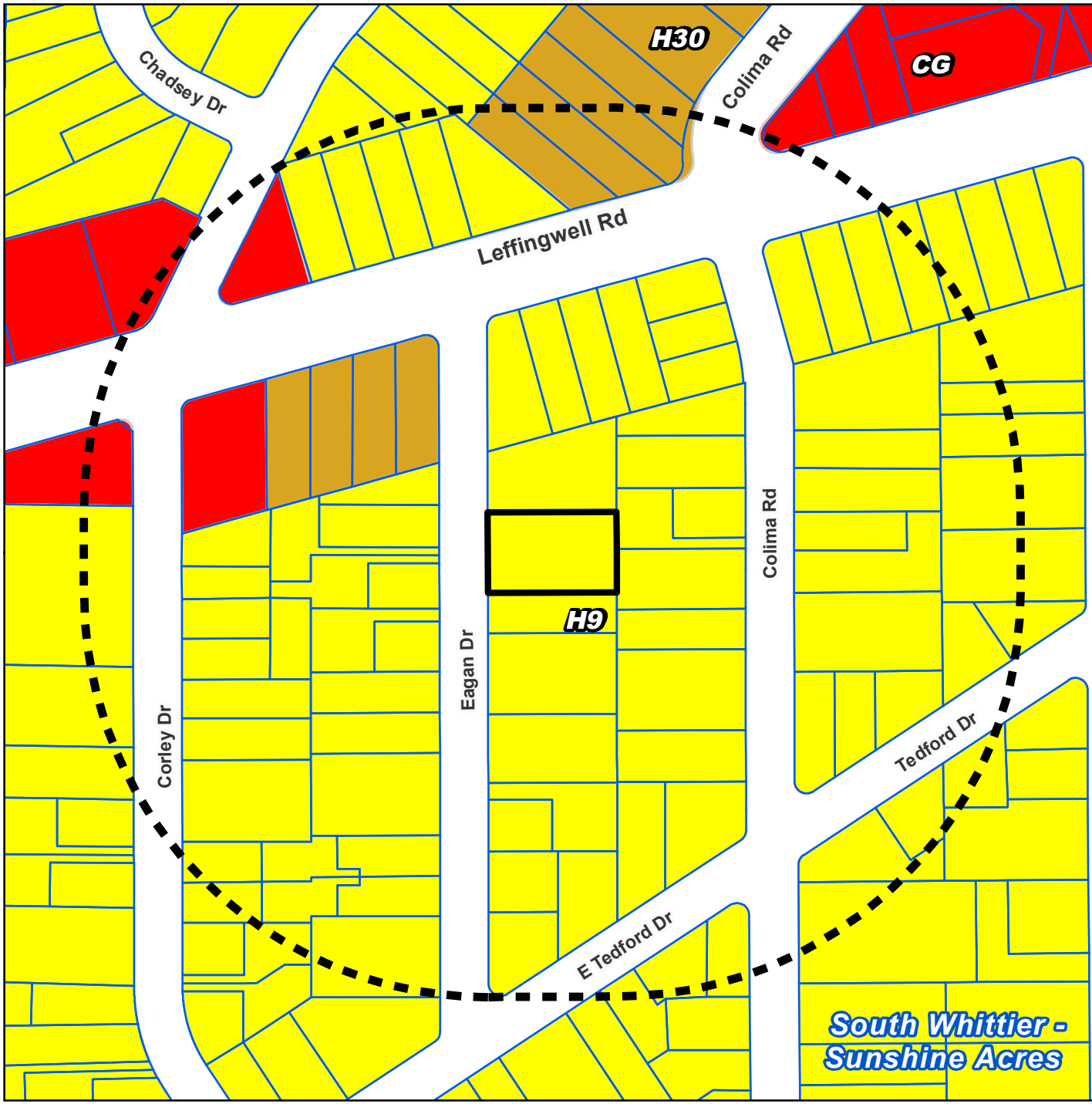
PM RPPL2022010539

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






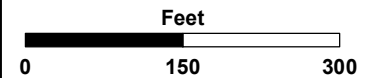
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-003449

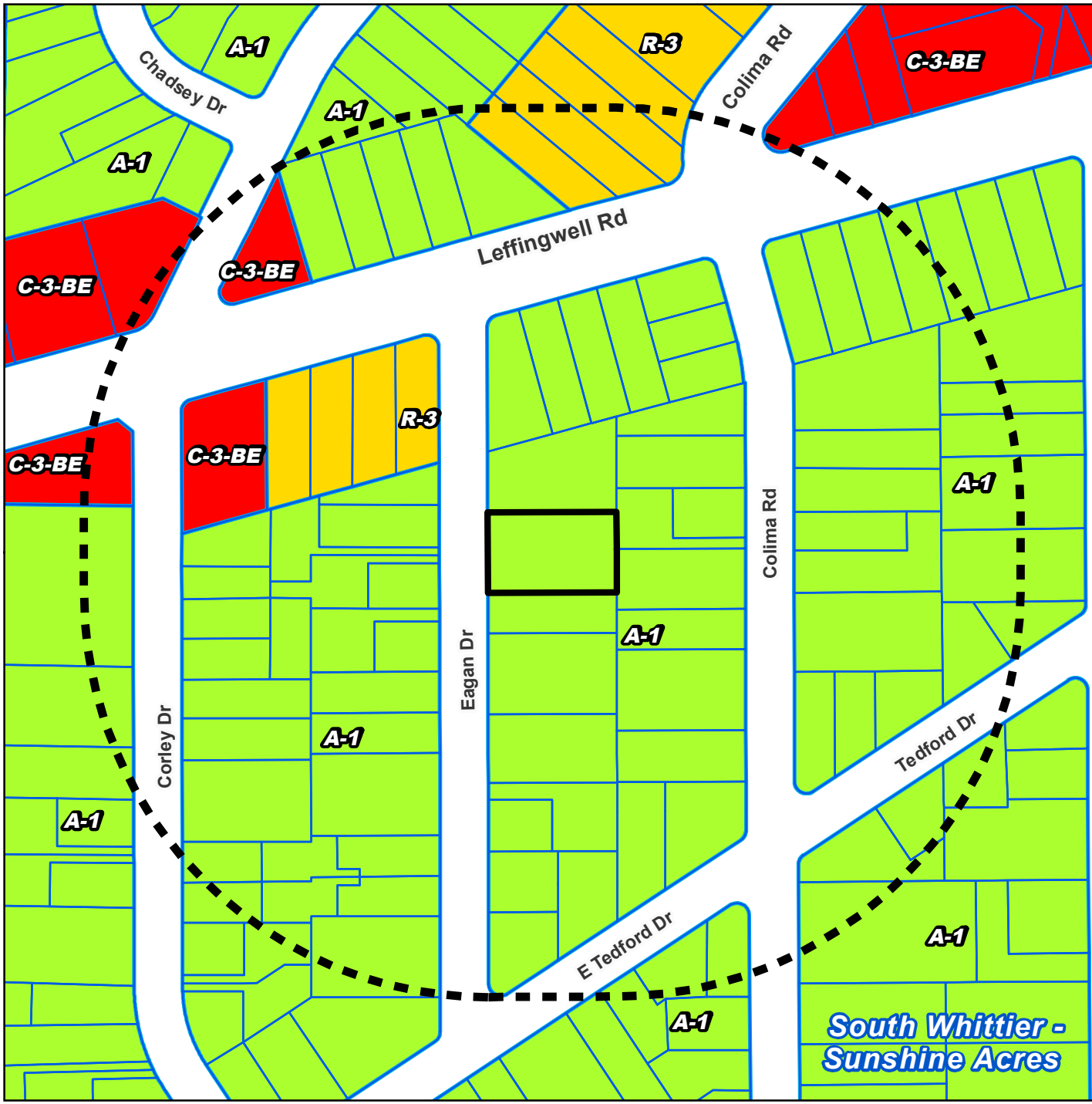
PM RPPL2022010539

-  H9 - Residential 9
-  H30 - Residential 30
-  CG - General Commercial



LA COUNTY
PLANNING

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




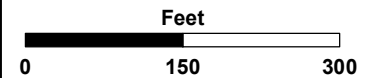
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-003449

PM RPPL2022010539

-  R-3-(U) - Limited Density Multiple Residence
-  A-1 - Light Agricultural
-  C-3 - General Commercial



LA COUNTY
PLANNING

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



LEFFINGWELL
CL
ROAD

FD. 54W DOWN 0.2"
PER F.W.F.B. 0828 PG. 1955

DRIVE

EAGAN

TEDFORD
CL
DRIVE

FD. C.E. 55DM
PER C.E.F.B. 1630 PG. 191

LOT 138
TRACT NO. 10100
M.B. 146 PG'S 14 - 18

LOT 137
TRACT NO. 10100
M.B. 146 PG'S 14 - 18

LOT 136
TRACT NO. 10100
M.B. 146 PG'S 14 - 18

LEGEND

- | | | | |
|--------|--------------------------|-----|--|
| AC | AIR CONDITIONER | 12' | VALVE |
| ADJ | ADJACENT | 12' | TYPICAL TREE & TRUNK DIAMETER (DRIP LINE NOT INDICATED) |
| CLF | CHAIN LINK FENCE | | TYPICAL PALM TREE & TRUNK DIAMETER (DRIP LINE NOT INDICATED) |
| CLG | CHAIN LINK GATE | | PROPERTY LINE |
| ELY | EASTERLY | | EXISTING CONTOUR |
| EG | EDGE OF GUTTER | | RETAINING / SITE WALL |
| FL | FLOW LINE | | WROUGHT IRON OR WOOD FENCE |
| GR | GROUND | | CHAIN LINK FENCE |
| HV | HIGH VOLTAGE | | SPOT ELEVATION |
| MB | MAILBOX | | AC PAVED |
| NLY | NORTHERLY | | CONCRETE PAVED |
| OH | OVERHEAD | | FOOTPRINT OF EXISTING BUILDING |
| PP | POWER POLE | | |
| Sly | SOUTHERLY | | |
| SSCO | SANITARY SEWER CLEAN OUT | | |
| TC | TOP OF CURB | | |
| TF | TOP OF FENCE | | |
| W.I.F. | WROUGHT IRON FENCE | | |
| WLY | WESTERLY | | |
| WM | WATER HEATER | | |
| | WATER METER | | |

HOOK INDICATES LOTS HELD AS ONE PER ASSESSOR MAP

PROJECT INFORMATION

TOPOGRAPHIC DATA:
THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY BY JACK LITTLE COMPANY IN OCTOBER, 2019.

BASIS OF BEARINGS:
THE BEARING N 00°00'40" E OF THE SIDELINE OF EAGAN DRIVE, AS SHOWN ON MAP OF TRACT NO. 10100, AS PER MAP RECORDED IN BOOK 146 PAGES 14 - 18 OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

ZONING:
THIS PROJECT IS IN ZONE A-1

THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.

PROJECT BENCHMARK:
LOS ANGELES PUBLIC WORKS BM
BM NO.: BY7008
ELEVATION: 164.558
QUAD YEAR: 2005
BASE: B
DESCRIPTION: 148R IN E CB 12 FT 5/0 BCR @ NE COR VALLEY VIEW AVE & LEFFINGWELL RD

SITE AREA:
NET AREA: 16,010 SQ. FT. OR 0.37 ACRES

LEGAL DESCRIPTION:
LOT 137 OF TRACT NO. 10100 AS RECORDED IN MAP BOOK 146, PAGES 14 - 18 OF OFFICIAL RECORDS IN THE COUNTY OF LOS ANGELES, ASSESSORS PARCEL NO. 8031-026-020.

NOTE:
ONLY A SIGNED AND SEALED COPY OF THIS SURVEY REPRESENTS A TRUE COPY OF OUR WORK PRODUCT; ANY COPIES CREATED FROM ELECTRONIC FILES OR OTHER METHODS MUST BE COMPARED TO A SIGNED AND SEALED COPY TO ASSURE ITS ACCURACY AND COMPLETENESS.

PREPARED UNDER THE DIRECTION OF:

ERIK G. BOWERS, L.S. 8571

GRAPHIC SCALE



REVISION	BY
JACK LITTLE COMPANY INC. LICENSED LAND SURVEYORS 17620 SHERMAN WAY SUITE 218 VAN NUYS, CA 91406 PHONE: (818) 342-3277 FAX: (818) 344-5787	
TOPOGRAPHIC SURVEY OF 11824 EAGAN DRIVE FOR STEVE & SOHILA SENEMAR UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY CALIFORNIA	
DATE:	10/29/19
SCALE:	1" = 10'
PROJ.	49-099-19
DRN.BY	BA
SHEET NO.	1
OF 1 SHEETS	



#1 - Looking from Front - Easterly



#2 - Looking from Front – South Easterly



#3 - Looking from Front – North Easterly



#4 - Looking from Front – Easterly



#5 - Looking from Front - Easterly



#6 - Looking from Front - Easterly



#7 - Looking from Side/Center – Southernly



#8 - Looking from Side/Center to Rear -South Easterly