LOS ANGELES COUNTY
DEPARTMENT OF
REGIONAL PLANNING

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Administrative Deputy,
Administration

November 17, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

PROJECT NO. PRJ2025-001862-(4)
VESTING TENTATIVE TRACT MAP NO. 84687 (RPPL2025001966)
CONDITIONAL USE PERMIT NO. RPPL2025005299
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025001969
APPLICANT: MARK CURRINGTON
PROJECT LOCATION: 13104 AND 13118 RAINIER AVENUE, WHITTIER
GATEWAY PLANNING AREA
FOURTH SUPERVISORIAL DISTRICT (3-VOTES)

SUBJECT

This item is an appeal of a decision by the Los Angeles County (County) Regional Planning Commission (Commission) to find that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) and approve Project No. PRJ2025-001862-(4). The Project would create 46 attached townhouse-style condominiums in eight buildings on 1.5 acres. The Project includes a request to allow townhouses with more than six units in one building, and the set-aside and long-term maintenance of 10 affordable dwelling units (seven at the lower income level and three at the moderate-income level) with waivers and incentives to certain development standards. The Commission approved the Project on September 23, 2026, with four votes for approval, and one vote for against.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Deny the appeal;

2. Uphold the Commission's findings that the Project qualifies for a Statutory Exemption pursuant to Public Resources Code 21080.66 (Project Consistent with a Community Plan, General Plan, or

Zoning) (AB 130); and

3. Affirm and adopt the Commission’s findings and conditions for the Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Project includes Vesting Tentative Tract Map (VTTM) No. 84687 to create one multi-family lot with 46 new attached townhouse-style condominium units within eight buildings on 1.5 acres. The Project includes Conditional Use Permit (CUP) No. RPPL2025005299, to allow more than six units in one townhouse building. The Project also includes an Administrative Housing Permit (AHP) No. RPPL2025001969 for the set-aside and long-term maintenance of 10 for-sale affordable dwelling units [seven at the lower income level or 80 percent of the Area Median Income (AMI) and three at the moderate-income level or 120 percent AMI], allowing 19 density bonus units for a total of 46 total units. The AHP also includes waivers and incentives to the applicable development standards that include the following:

1. Yard Setbacks. Per County Code Section 22.18.040 (Development Standards for Residential Zones), the minimum yard depths for front yards are 20 feet, 10 feet for reverse-corner side yards, five feet for interior side yards, and 15 feet for rear yards. The Project has a reduced front yard setback from 20 feet to six feet, reduced reverse-corner side yard from 10 feet to six feet, and the rear yard setback from 15 feet to 12.8 feet.
2. Building Height. Per County Code Section 22.18.040 (Development Standards for Residential Zones), the maximum height shall not exceed a height of 35 feet above grade. The Project increases the maximum allowable building height from 35 to 38 feet.
3. Ground Floor Strategies. Per County Code Section 22.140.520 (Residential Design Standards), developments must implement at least two of the strategies listed in Table 22.140.520-F (Entryway Privacy Mitigation Strategies). The Project will include one ground floor privacy strategy.
4. Ground Floor Units. Per County Code Section 22.140.520 (Residential Design Standards), residential units shall provide private patios for a minimum of 25 percent of those units, and each patio shall be a minimum of 100 square feet in area and 7 feet deep. The Project reduces minimum depth of the private patio to 4.5 feet.

The subject property is approximately 1.5 acres in size and consists of Assessors Parcel Numbers 8026-014-001, 8026-014-024 and 8026-014-025 within the R-2 (Two-Family Residence - 5,000 Square Feet Minimum Required Lot Area) Zone. The Project meets Housing Accountability Act (HAA) requirements and complies with County subdivision and zoning code regulations including residential design standards, except as modified by the AHP.

The County completed an initial review for the Project and determined that it qualified for a Statutory Exemption pursuant to AB 130, based on the following requirements mandated by AB 130:

1. Project Use and Scale Requirements: AB 130 applies to housing development projects up to 20 acres. The Project site encompasses 1.5 net acres and proposes 46 multi-family units, fitting within the legal size and multi-family residential use parameters.
2. Urban Infill Location Thresholds: The site is located within an urbanized area characterized as infill, meeting the state's criteria for steering residential development toward existing, high-density infrastructure.
3. Site Exclusion Safeguards Met: Staff verified via the environmental checklist and Phase 1 Environmental Assessment that the site does not touch any of AB 130's explicit environmental exclusions.

4. Tribal Consultation Record: Tribal consultations were completed and conditions of approval were included with recommendations by the Gabrieleno Band of Mission Indians-Kizh Nation.The County completed this process in full compliance prior to the September public hearing.

Implementation of Strategic Plan Goals

This Project promotes the County's vision for improving the overall value and quality of life in unincorporated areas. The Project will result in a residential development that would be Building and Fire Code-compliant and provide additional housing, including affordable housing, and add to the variety of housing and homeownership opportunities. The Project supports the implementation of the following Goals and Strategies of the 2024-2030 County Strategic Plan:

North Star Priority 1: Make Investments that transform lives, Focus Area Housing & Homelessness

The Project supports the County's goal to "support social mobility, economic, and workforce development" with the development of 46 housing units, and specifically 10 affordable for-sale housing units, providing more opportunities for homeownership. The Project's dwelling units will be set aside as lower income and moderate income and will be maintained as affordable through the AHP.

FISCAL IMPACT/FINANCING

The Project includes the future development and construction for 46 residential units. Associated County fees for the review of this Project were assessed and paid by the Applicant.

The Applicant will be responsible for all applicable development, construction, infrastructure, improvement, and inspection costs associated with the Project, including required connections and upgrades to existing infrastructure, when applicable. The County will not be responsible for the Project's development or construction costs. The Project will also generate applicable development-related fees, including library mitigation fees.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Commission Hearing Proceedings

The Commission held a duly noticed public hearing on September 23, 2026. The Commission heard presentations from LA County Planning staff (Staff) and the Applicant. The Commission heard testimony from 12 people in opposition to the Project. Those in opposition raised concerns regarding traffic, access, and density. After receiving public testimony and considering the Project and supporting materials, the Commission closed the public hearing, found the Project statutorily exempt under CEQA, and approved the Project subject to the findings and conditions of approval.

Appeal of the Commission's Decision

On October 5, 2026, the County received an appeal of the Commission's approval of the Project. Stephanie Dela Torre (Appellant listed on the form) and Lorenzo Buenstro (Fee Payer) filed the appeal, with concerns that the Project does not match the administrative record and initial project scope, nor did the Project meet adequate noticing requirements. Additional concerns were whether

the findings are supported by substantial, project-specific evidence related to traffic, parking, circulation, driveway, pedestrian safety, density bonus, and development standards.

Response to Appellant Claims

Administrative Record, Project Scope, and Required Noticing

Regarding the administrative record and the Project scope presented before the Commission, the Project was initially submitted on May 14, 2025, to create one multi-family lot with 42 new attached three-story townhouse-style condominium units on 1.5 acres with a set-aside of nine lower income affordable units. This Project was revised to increase the number of units from 42 to 46 units and re-submitted on November 18, 2025, and again on April 8, 2026. On April 8, 2026, the Project was “deemed complete” and “deemed consistent” and was therefore prepared for public hearing. The finalized Project scope was for 46 units, as considered and approved.

Pursuant to Sections 21.16.070 (Notice of Public Hearing), 21.16.075 (Posting) and 22.222.120 (Public Hearing Procedures) of the County Code, Staff properly notified the community of the public hearing. This included mailings, newspaper publication (Whittier Daily News), and on-site posting on the Project Site. On August 13, 2026, Staff mailed a total of 121 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. This mailing also included notices to those on the courtesy mailing list for the Sunshine Acres Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

Traffic, Parking, Circulation, Driveway, and Pedestrian Safety

Regarding the required findings and concerns related to traffic, neighborhood parking, circulation, driveway conflicts and additional vehicle activity, and pedestrian safety, the Project met the required findings as presented in the VTTM and CUP findings and department reports from the Subdivision Committee, which consists of LA County Planning as well as County Departments of Public Works, Fire, Parks and Recreation, and Public Health. The Appellant indicates that their substantial concerns regarding traffic, parking, pedestrian safety, density, height, setbacks, etc. were not addressed. However, many of the concerns raised by the Appellant, such as existing traffic and surrounding parking conditions, cannot be considered as the scope of tentative map and housing development project reviews are regulated by state law and those concerns are outside of the Project’s site boundaries.

The Project Site is accessible via Painter Avenue, a 60-foot-wide public street. The Project Site will be accessible via two entrances/exits on Painter Avenue. The Project includes three non-gated 26-foot-wide private driveways and fire lanes (Drives A and B) connected internally by a third private driveway and fire lane (Drive C), providing internal circulation on the Project Site. The Project Site is also served by four (4) five-foot-wide pedestrian walkways, two via Painter Avenue and two via Rainier Avenue and throughout the Project Site, providing direct access to all units and to the private driveways and fire lanes. The Project’s driveways do not have vehicles directly backing onto the public streets. Each dwelling unit is required to provide two covered parking spaces, and one uncovered parking spaces for 10 dwelling units for guests by policy. There is a total of 92 covered parking spaces for residents and four uncovered parking spaces for guests. The Project met the required parking requirements. The two-car garages face the internal driveways; therefore, vehicles within the Project site never back out into the public streets. The Project’s design met the required 10-foot distance to meet the required visibility triangle for oncoming traffic as regulated by

Public Works. The Project complies with pedestrian and vehicle access requirements.

The Project was referred to Public Works for transportation scoping to assess potential transportation impacts. Although the Project is evaluated under the applicable CEQA exemption, Public Works conducted an initial transportation review to determine whether additional analysis was warranted. Under CEQA Guidelines Section 15064.3, Vehicle Miles Traveled (VMT), rather than automobile delay or Level of Service, is generally the appropriate metric for evaluating the significance of transportation impacts. Public Works reviewed the Project in accordance with applicable transportation screening criteria and determined that a detailed VMT analysis and associated mitigation measures were not required. Accordingly, no further CEQA transportation analysis was warranted based on Public Works' determination.

Affordable Housing Compliance Pursuant to the County's Density Bonus Ordinance (DBO) and AB1287 (Updated California Density Bonus Law)

The Project is subject to the Inclusionary Housing Ordinance and is within the East Los Angeles/Gateway submarket, which requires a 20 percent set-aside for affordable units at an average 135 percent AMI. The Project requested additional units pursuant to County Code Section 22.120.060 (Density Bonus) of the County's DBO at the 38.75 percent Density Bonus at 80 AMI (lower income level), which allows 11 additional Density Bonus units, that requires setting aside 25 percent of the units as affordable. AB1287 (Updated California Density Bonus Law) allows an additional Density Bonus if a housing development includes at least 24 percent of the unit's set-aside are for lower income level housing. Since this Project proposes a 25 percent set-aside that includes lower income level units, the Project is eligible for an additional eight units, which allows for a total of 19 additional bonus units for the Project total of 46 units. Therefore, the Project includes 10 for-sale units with seven at the lower income level (80 percent AMI) and three at the moderate-income level (120 percent AMI) and meets the 25 percent set-aside and Density Bonus requirements for the additional 19 units pursuant to County Code Section 22.120.060 (Density Bonus) and AB1287 (Updated California Density Bonus Law). In addition to the additional bonus units, projects with affordable units are allowed unlimited waivers for development standards. The Project received waivers for reduced setbacks, increased height, and reductions in residential design standards requirements.

All affordable units will be evenly distributed throughout the Project Site and will be constructed in the same manner and quality as all the other non-restricted 36 market-rate units in terms of architecture, landscaping, and amenities. This Project does not include the review for the construction of units, which would be done at a future date. Staff reviewed conceptual architectural plans but permits for the construction can only be obtained after the final map records; therefore, approved architectural plans is not as part of this Project scope.

Protections Under the Housing Accountability Act (HAA)

The Project includes waivers of development standards including height, setbacks, and reductions in residential design standards through the Density Bonus requirements. LA County may not reduce or deny these waivers if a Project is in compliance. This is further enforced through the HAA, which 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.

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 is conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).

2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

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

ENVIRONMENTAL DOCUMENTATION

The Project is statutorily exempt from CEQA pursuant to AB 130. Based on examination of the Project proposal and the supporting information included in the application, Staff determined that the Project qualifies for streamlined environmental review pursuant to State CEQA Guidelines AB 130. A Phase I Environmental Site Assessment confirms the site is clear of Recognized Environmental Conditions, hazardous areas, or flood zones; it contains no historic resources, and all tribal consultation requirements under AB 130 have been successfully satisfied via coordinated conditions of approval with the Gabrieleno Band of Mission Indians-Kizh Nation.

The proposed Project is fully consistent with the County General Plan and local zoning rules, except for the waivers and incentives to development standards as part of the AHP, meeting the minimum residential density and infill housing requirements of AB 130. Situated on a previously developed site within an urbanized area, the lot is surrounded by single- and two-family residential properties, with at least 75 percent of its perimeter adjoining urban uses. While the H18 (Residential 18 - 0 to 18 Dwelling Units Per Net Acre) land use designation allows a maximum density of 27 units, as part of the AHP, the Applicant proposed the set aside of 10 affordable units to allow for an additional 19 units, along with certain incentives and waivers in compliance with the County's DBO and County Code Chapter 22.120 (Density Bonus) as well as AB 1287 (Updated California State Density Bonus Law).

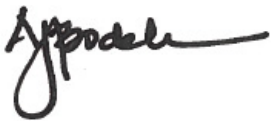
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project is not anticipated to have negative impacts on current projects and services, inclusive of all conditions of approval and payment of all required development fees.

CONCLUSION

For further information, please contact Michelle Lynch of the Subdivisions Section at (213) 893-7005 or mlynch@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:DJD:SMT:JH:EGA:ML:lm

Enclosures

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

NON-APPLICANT

Date 10/2/26

Public Hearing/Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT NO.: PRJ 2025-001867

APPLICANT:

LOCATION: 13104 and 13118 Rainier Ave
Whittier CA 90605

Zoned District: Norwalk

Related zoning matters:

CUP(s) or VARIANCE No.

Change of Zone Case No.

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. (Appeal fees subject to change). Contact the Zoning Section of the Board of Supervisors for information: (213) 974-1426.

This is to appeal: (Check one)

_____ The Denial of this request: $1,217*

✓ The Approval of this request: $1,217*

*Except for Subdivision appeals: $130.00 of this appeal amount is allocated to the Board of Supervisors' Hearing

Briefly, explain the reason for the appeal (attach additional information if necessary):

Please see attached documents.

x _____
(Signed) Appellant

Stephanie Dela Torre
Print Name

11416 Shoemaker Ave
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Whittier CA 90605
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To the Los Angeles County Board of Supervisors and Los Angeles County Department of Regional Planning:

We respectfully submit this formal appeal of the September 23, 2026 decision of the Los Angeles County Regional Planning Commission approving Project No. PRJ2025-001862-(4), including Vesting Tentative Tract Map No. 84687 (RPPL2025001966), Conditional Use Permit No. RPPL2025005299, and Administrative Housing Permit No. RPPL2025001969, concerning the proposed development at 13104 and 13118 Rainier Avenue, Whittier.

This appeal is not based on generalized opposition to housing or affordable housing. We recognize the importance of increasing California's housing supply and the requirements imposed by state housing and Density Bonus laws.

Our appeal concerns whether this particular 46-unit project, including its eight-building configuration, 19 Density Bonus units, requested incentives, concessions, waivers, and other modifications, was approved on an adequate and accurate administrative record and whether the required findings are supported by substantial, project-specific evidence.

Pursuant to Los Angeles County Code Chapter 22.240, we appeal on the grounds that the decision is not supported by the record, may rely on incomplete or inaccurate information, may reflect errors or an abuse of discretion, and requires further review for consistency with applicable County requirements.

1. THE FINAL PROJECT AND ADMINISTRATIVE RECORD REQUIRE CAREFUL REVIEW

Earlier County records described a project consisting of 28 base condominium units plus Density Bonus units. The project ultimately approved consists of 46 attached condominium units in eight buildings on approximately 1.5 acres. The approval also includes 19 additional Density Bonus units and modifications involving setbacks, building height, residential design strategies, and patio depth.

These changes directly affect building mass, height, setbacks, privacy, parking demand, circulation, emergency access, neighborhood compatibility, infrastructure, and other site-specific impacts.

The appellate body should compare the earlier project description and plans with the final plans, exhibits, staff report, supplemental materials, conditions, and approval documents presented at the September 23, 2026 hearing. The review should include the staff report, memoranda and addenda, final site and building plans, tentative tract map, Density Bonus calculations, incentive and concession materials, waiver analysis, technical studies, agency comments, hearing exhibits, hearing minutes or transcript, and the written and oral submissions of residents.

The Board should also determine whether residents received a meaningful opportunity to understand and comment on all material changes and supporting information. In particular, the record should show whether the final plans, Density Bonus calculations, incentive and concession requests, waiver requests, technical analyses, and proposed conditions were available sufficiently before the hearing and whether material revisions were presented in supplemental materials dated September 17 or September 22 without adequate time for public review.

2. THE REQUIRED FINDINGS MUST BE SUPPORTED BY PROJECT-SPECIFIC EVIDENCE

The County's findings should identify evidence demonstrating that this particular site can accommodate the approved development and that the required findings for the Vesting Tentative Tract Map, Conditional Use Permit, Administrative Housing Permit, Density Bonus, incentives, concessions, waivers, and other modifications have been satisfied.

The appellate body should independently examine the evidence supporting each material finding rather than merely adopting the conclusions in the September 23 staff report or Commission resolution.

Where the record contains conflicting information or substantial concerns raised by residents, those concerns should be addressed through evidence and findings. The review should specifically consider resident correspondence and public comments concerning traffic, parking, pedestrian safety, density, height, setbacks, privacy, infrastructure, drainage, construction, emergency access, and neighborhood conditions.

If material resident evidence was not addressed in the staff report, supplemental memoranda, final findings, approval resolution, or hearing record, the Board should determine whether the omission resulted in incomplete findings or an inadequate basis for approval.

3. DENSITY BONUS UNITS, INCENTIVES, CONCESSIONS, WAIVERS, AND OTHER MODIFICATIONS MUST BE DISTINGUISHED

We recognize that state Density Bonus law may require local agencies to grant qualifying density increases, incentives, concessions, and waivers. These are distinct forms of relief and should not be treated as interchangeable.

The 19 Density Bonus units are an increase in the number of residential units otherwise permitted under the applicable zoning and density rules. The approval of those additional units requires a clear calculation of the base density, the applicable Density Bonus percentage or other statutory formula, the income-restricted units or other qualifying basis for the bonus, and the resulting total number of units. The record should identify the evidence supporting the applicant's eligibility and the County's calculation.

An incentive or concession is a reduction or modification of a development standard or other regulatory requirement granted under applicable Density Bonus law because it provides a defined benefit to the qualifying housing development. Each requested incentive or concession requires separate identification of the standard being modified, the precise relief requested, the statutory basis for granting it, and the evidence and findings required to establish that the request is authorized and properly supported. If the applicant claimed that an incentive or concession was necessary to make the project economically feasible, the record should identify the financial or other evidence submitted to support that claim and the County's findings addressing it.

A waiver, sometimes referred to as a development-standard waiver or reduction, is different from an incentive or concession. A waiver removes or reduces a development standard that would physically preclude construction of the Density Bonus project at the permitted density and with the permitted incentives or concessions. Each waiver requires separate identification of the standard, the amount of the requested reduction, the physical constraint allegedly created by that standard, and the evidence demonstrating that the standard would physically preclude the project. The record should also address any applicable statutory limitations on waivers, including whether the requested waiver would create a health or safety impact, an environmental impact, or an adverse impact on a property listed on the California Register of Historical Resources.

Other modifications must also be separately identified. These may include ordinary zoning adjustments, administrative modifications, design exceptions, parking reductions, deviations, conditional-use approvals, map-related exceptions, or changes approved under County regulations rather than under Density Bonus law. Such modifications should not be labeled or justified as Density Bonus incentives, concessions, or waivers unless the record establishes that they qualify under the applicable statutory and County provisions.

For each approved item, the record should identify:

- the applicable base density or development standard;
- the standard or unit count that would ordinarily apply without the requested relief;
- the final unit count or development standard approved;
- whether the item is a Density Bonus unit, incentive, concession, waiver, or other modification;
- the specific statutory or County-code authority for the item;
- the application, plans, calculations, financial materials, technical studies, or other evidence submitted in support of it;
- the separate findings or determinations required by applicable law;
- the agency or decision-maker responsible for making those findings; and
- any conditions imposed to address the effects of the item.

The appellate body should review the applicant's Density Bonus application, County density calculations, affordable-housing calculations, incentive and concession justification materials, waiver requests, physical-preclusion analysis, September 23 staff report, September 17 and September 22 supplemental analyses, final conditions, and approval resolution.

The record should establish whether the applicant submitted financial or other evidence demonstrating that each requested incentive or concession was necessary, whether the County made the required findings for each separate incentive or concession, and whether the applicant submitted evidence demonstrating that each waiver was necessary to avoid physically precluding the project. The record should also establish whether the County separately evaluated health, safety, environmental, and historic-resource limitations applicable to each waiver.

If the record combines multiple requests into a single generalized Density Bonus finding, fails to distinguish among the different forms of relief, or does not identify the evidence supporting each approval, the findings may be incomplete and the approval may not be supported by substantial evidence.

4. TRAFFIC, CIRCULATION, PARKING, PEDESTRIAN SAFETY, AND EMERGENCY ACCESS

Residents raised concerns regarding existing traffic, neighborhood parking, circulation, pedestrian safety, driveway conflicts, and the ability of surrounding residential streets to accommodate additional vehicle activity. The relevant question is whether those conditions were evaluated using current, project-specific information for the final 46-unit project rather than assumptions or information from the earlier 28-unit proposal.

The appellate body should review project ingress and egress, sight distance, driveway conflicts, pedestrian movements, guest and service parking, delivery vehicles, refuse collection, emergency access, parking

spillover, and surrounding street conditions. The review should include any traffic, parking, circulation, or transportation memoranda; site observations; engineering comments; parking calculations; plan exhibits; agency correspondence; and resident submissions relied upon by staff or the Commission.

If the project received a parking reduction, parking-related incentive, concession, waiver, or other modification, that request should be separately identified and supported by the findings and evidence required for that particular form of relief. The record should distinguish between parking reductions authorized by Density Bonus law and parking standards or modifications approved under other County provisions.

If no project-specific traffic or parking study was prepared, the record should explain why the available information was sufficient to support the findings. If the analysis relied on the earlier project description, that discrepancy should be expressly addressed.

The record should also clearly demonstrate that emergency vehicles can safely access the development and that the final eight-building, 46-unit configuration, driveway design, internal circulation, fire lanes, apparatus-turning requirements, and surrounding streets were evaluated by the appropriate agencies. The Board should review fire-department comments, emergency-access plans, fire-lane and apparatus-turning exhibits, and related conditions.

Where residents presented specific traffic, parking, pedestrian, or public-safety concerns, the decision should explain how those concerns were resolved. If the record lacks agency confirmation addressing the final configuration, the County should identify the evidence supporting its findings.

5. HEIGHT, SETBACKS, MASSING, AND PRIVACY

The project's relationship to neighboring homes warrants particular attention because the approval includes modifications involving building height and setbacks. The County should identify whether each modification is a Density Bonus waiver, incentive, concession, ordinary zoning adjustment, or other form of relief. The legal standard and required evidence may differ depending on that classification.

Reduced setbacks combined with increased height can materially affect building bulk, privacy, lighting, views, and the relationship between new and existing residences.

The appellate body should compare the final site plan, building elevations, floor plans, landscape plans, residential-design exhibits, and modification materials with applicable County standards. The review should include building orientation, window placement, balconies, upper-story views, lighting, separation from neighboring homes, and any visual, shadow, privacy, or neighborhood-interface analysis.

For each height or setback modification, the final findings should identify the standard that would otherwise apply, the precise reduction or increase approved, the authority for granting it, and the evidence supporting the applicable legal test. If the request was a waiver based on physical preclusion, the record should contain evidence addressing physical preclusion. If it was an incentive or concession, the record should contain the evidence and findings required for that category. If it was an ordinary County modification, the record should identify the separate County standards and findings governing that approval.

The final findings should identify the legal and factual basis for concluding that the approved height, setbacks, massing, and design remain compatible with surrounding residences despite the modifications. Resident submissions concerning overlooking, loss of privacy, building bulk, reduced separation, lighting, and upper-story impacts should be identified and addressed, including whether they warranted additional conditions or a different determination.

6. INFRASTRUCTURE, DRAINAGE, AND CONSTRUCTION IMPACTS

The County should confirm that sewer, water, stormwater, drainage, utility, grading, and other infrastructure analyses reflect the final 46-unit project.

The appellate body should review utility letters, civil-engineering plans, grading and drainage plans, stormwater materials, hydrology or water-quality analyses, and comments from Public Works, sanitation, water, and other responsible agencies.

Construction of 46 units in eight buildings may create substantial temporary impacts involving construction vehicles, staging, worker parking, dust, noise, deliveries, grading, demolition, and street access. The Board should review any construction-management plan, construction-hours conditions, haul-route information, grading or demolition exhibits, and resident submissions concerning construction.

If the project remains approved, enforceable construction-management conditions should address these impacts and protect surrounding residents and properties. Those conditions should be based on the final project configuration and site-specific concerns, rather than generic conditions unrelated to this project.

7. THE CEQA EXEMPTION MUST APPLY TO THE PROJECT ACTUALLY APPROVED

The Commission identified the project as statutorily exempt from CEQA pursuant to Public Resources Code section 21080.66.

We request confirmation that every statutory requirement for that exemption applies to the final project and is supported by the administrative record. The review should include the CEQA exemption determination, September 23 staff report, any environmental checklist or exemption memorandum, final project plans, Density Bonus calculations, incentive and concession materials, waiver materials, technical studies, agency comments, and September 17 and September 22 supplemental materials.

Our request is not for environmental review that state law does not require. We request confirmation that the exemption applies to the final 46-unit, eight-building project and that the record contains the evidence necessary to support that determination.

If the exemption analysis was prepared for an earlier project description, relied on a smaller unit count, or did not account for the final configuration, Density Bonus units, incentives, concessions, waivers, or other approved modifications, the County should explain why the exemption remains applicable. The Board should also consider whether resident submissions identifying potentially significant traffic, drainage, noise, privacy, construction, or public-safety conditions were evaluated before the exemption was applied.

REQUEST FOR RELIEF

For the reasons stated above, we respectfully request that the Board of Supervisors grant this appeal and independently review the approval of Project No. PRJ2025-001862-(4).

We request that the Board:

1. Review the complete administrative record, including the September 23, 2026 hearing materials, staff report, September 17 and September 22 supplemental memoranda, final plans, exhibits, technical studies, agency comments, hearing minutes, and written and oral resident submissions;

2. Determine whether the record accurately reflects the final 46-unit project, including its eight-building configuration, 19 Density Bonus units, and all approved incentives, concessions, waivers, and other modifications;
3. Determine the base density and verify the calculation and legal basis for the 19 Density Bonus units;
4. Review each incentive and concession separately, including the development standard being modified, the statutory or County-code authority, the applicant's supporting evidence, and the findings required for that form of relief;
5. Review each waiver separately, including the development standard being waived, the amount of the reduction, the evidence of physical preclusion, and the required findings concerning health, safety, environmental, and historic-resource limitations;
6. Review each other modification separately under the County provision or other legal authority relied upon, rather than treating it as a Density Bonus incentive, concession, or waiver without supporting findings;
7. Review the adequacy of the findings for the Vesting Tentative Tract Map, Conditional Use Permit, and Administrative Housing Permit, including findings concerning access, circulation, parking, emergency access, infrastructure, compatibility, and neighborhood impacts;
8. Review the statutory basis and evidentiary support for the CEQA exemption as applied to the final project;
9. Consider project-specific evidence concerning traffic, circulation, parking, pedestrian safety, emergency access, privacy, height, setbacks, infrastructure, drainage, and construction impacts;
10. Determine whether the findings are supported by substantial evidence and whether material conflicts, omissions, and resident concerns were adequately addressed; and
11. Reverse or modify the approval, impose additional legally permissible conditions, or remand the matter for further review as appropriate under the record and applicable law.

We recognize the important policy objectives behind California's housing laws. Those objectives do not eliminate the County's responsibility to apply applicable law correctly, maintain an accurate administrative record, distinguish among the different forms of Density Bonus relief, make the separate findings required for each entitlement or modification, address material evidence submitted by residents, and ensure that the findings are supported by substantial evidence.

We respectfully ask the Board to give this appeal meaningful and independent consideration before the approval becomes effective.

Please accept this correspondence as part of our appeal and the administrative record for Project No. PRJ2025-001862-(4), Vesting Tentative Tract Map No. 84687, Conditional Use Permit No. RPPL2025005299, and Administrative Housing Permit No. RPPL2025001969.

Respectfully submitted,

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	September 10, 2026
HEARING DATE:	September 23, 2026 AGENDA ITEM:12
PROJECT NUMBER:	PRJ2025-001862
PERMIT NUMBERS:	Vesting Tentative Tract Map No. 84687 (RPPL2025001966) Conditional Use Permit No. RPPL2025005299 Administrative Housing Permit No. RPPL2025001969 4
SUPERVISORIAL DISTRICT:	
PROJECT LOCATION:	13104 and 13118 Rainier Avenue, Whittier
OWNER:	R2H Rainier Avenue LLC
APPLICANT:	Mark Currington
PUBLIC MEETINGS HELD:	1 of 5
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The project is subject to the IHO.
CASE PLANNER:	Michelle Lynch, Principal Planner mlynch@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2025-001862, Vesting Tentative Tract Map ("VTTM") No. 84687 (RPPL2025001966), Conditional Use Permit ("CUP") No. RPPL2025005299 and Administrative Housing Permit ("AHP") No. RPPL2025001969, 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 motion:

CEQA:

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

ENTITLEMENTS:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE TRACT MAP NO. 84687 (RPPL2025001966), CONDITIONAL USE PERMIT NO. RPPL2025005299, AND ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025001969, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlements) Requested

- Vesting Tentative Tract Map ("VTTM") to create one multi-family lot with 46 townhouse-style condominiums within eight buildings on 1.5 acre pursuant to LA County Code Section 21.40.010 (Tentative Maps) and Chapter 21.38 (Vesting Tentative Map).
- Conditional Use Permit ("CUP") to allow more than six townhouses in one building in the R-2 (Two-Family Residence - 5,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Sections 22.18.040 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5), 22.140.660 (Townhouses), and 22.158.050 (CUP Findings and Decision Requirements).
- Administrative Housing Permit ("AHP") to authorize a request for a 38.75 percent density bonus and an additional density bonus through California State Assembly Bill No. 1287 ("AB 1287"), for 19 additional units for the project, by providing a 25 percent set aside for 10 affordable units with seven units at the lower-income level (80 percent Area Median Income ("AMI") and three units at the moderate-income level (120 percent AMI) in compliance with the County's Inclusionary Housing Ordinance pursuant to LA County Code Chapters 22.121 (Inclusionary Housing) and 22.120 (Density Bonus). The AHP includes waiver requests for reduced front, and reduced reverse corner side and rear yard setbacks, an increase in maximum allowable building height, a reduction of ground floor privacy strategies, and a reduction of the minimum patio depth.

B. Project

The proposed project includes 46 townhouse-style condominiums in eight buildings on 1.5 net acres ("Project"), with the buildings ranging from four to seven units each. The buildings are proposed to be three stories and 38 feet tall with three proposed plan types for townhouse-style units, from 1,320 square feet to 1,479 square feet, with three bedrooms, three bathrooms, private balconies, and private yards. The Project includes a total of 96 vehicular parking spaces, including a covered two-car garage for each unit as well as four uncovered guest parking spaces. The Project also includes 54 total bicycle parking spaces, including eight short-term bicycle parking spaces and 46 long-term bicycle parking spaces. The Project includes 19,049 square feet of landscaping consisting of two common areas and landscaped walkways.

The Project site is accessible via Painter Avenue, a 60-foot-wide public street as designated on the LA County Master Plan of Highways via two internal 26-foot-wide private driveways and fire lanes (Drives A and B) designed to connect with 26-foot-wide Drive C ("Project Site"). Drive A consists of a private driveway and fire lane along the northern portion of the Project Site, which provides access to 21 condominium units, guest parking spaces, and amenities within the Project site. Drive B is located along the southern portion of the Project Site, and provides access to the remaining 25 condominium units. This Project combines three existing lots to create one reverse corner multi-family lot. Other Project features include two recreational landscaped open space areas with an internal five-four-foot-wide pedestrian walkway and a five-foot walkway along the perimeter of the Project Site as well as the required 10 onsite perimeter trees. The Project includes a CUP to allow more than six units in one townhouse building. Buildings Nos. 1, 2, 7, and 8 include seven attached townhouse-style condominium units in each building. There is an existing single-family residence ("SFR"), detached garage, church and private school that will be demolished. On-site project grading totals 1,000 cubic yards ("cy"), including 500 cy of cut, 200 cy of fill, and 300 cy to be exported off-site.

The Project includes a request for an additional 19 units beyond the baseline number of dwelling units of 27 for a total of 46 units. The Project requests additional units under the Density Bonus Ordinance ("DBO") at the 38.75 percent density bonus at 80 percent AMI (lower Income), which allows 11 additional units. Separate from the DBO, AB1287 allows an additional density bonus, if a housing development includes at least 24 percent of the units set aside are for lower income housing. Since this Project requires a 25 percent set-aside for proposed lower-income level units, the Project is eligible for an additional eight units, which totals 19 additional density bonus units. Therefore, the Project requires a set-aside of 10 units, with seven at the lower-income level (80 percent AMI) and three at the moderate-income level (120 percent AMI). Per County Code Section 22.140.520 (Residential Design Standards) ("RDSO"), the Project includes multi-unit, private entry residences and therefore must meet the applicable development standard requirements per RDSO, and those also listed in Section 22.18.040 (Development Standards for Residential Zones), however the Project requests waivers per Section 22.120.090 (Waivers or Reductions of Development Standards) for the following development standards:

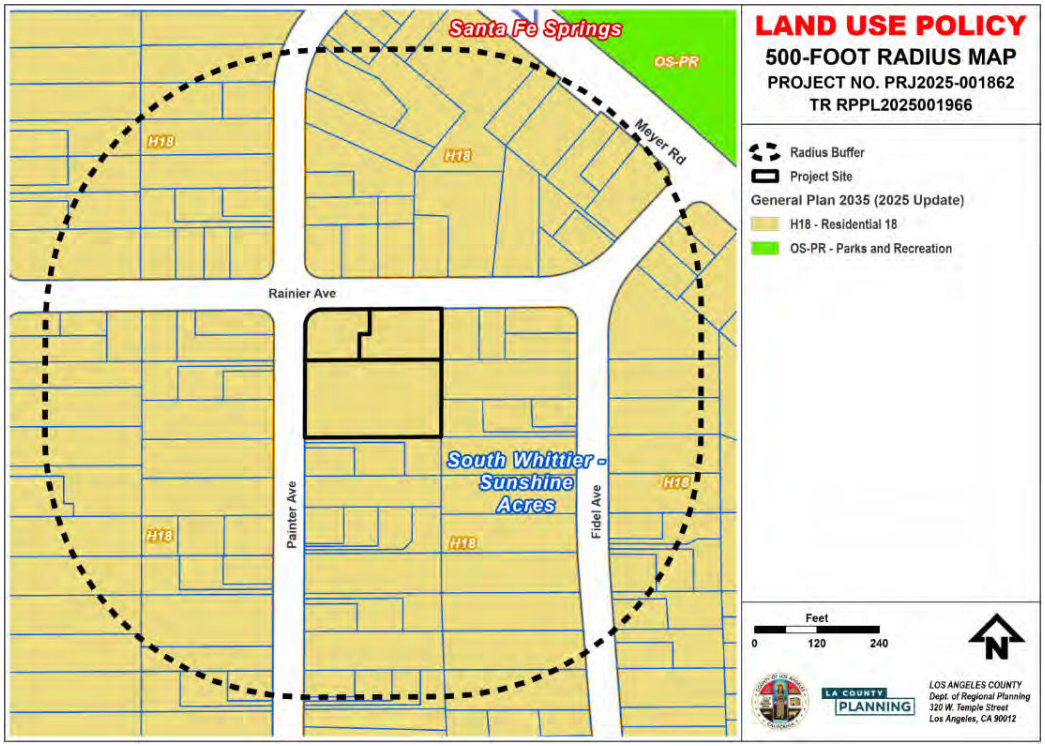
1. Yard Setbacks. Per County Code Section 22.18.040 (Development Standards for Residential Zones), the minimum yard depths for front yards are 20 feet, 10 feet for reverse-corner side yards, five feet for interior side yards, and 15 feet for rear yards. The Project requests a reduced front yard setback from 20 feet to six feet, reduced reverse-corner side yard from 10 feet to six feet, and the rear yard setback from 15 feet to 12.8 feet. The front property line is along Painter Avenue, and the rear yard is parallel to the front property-line.

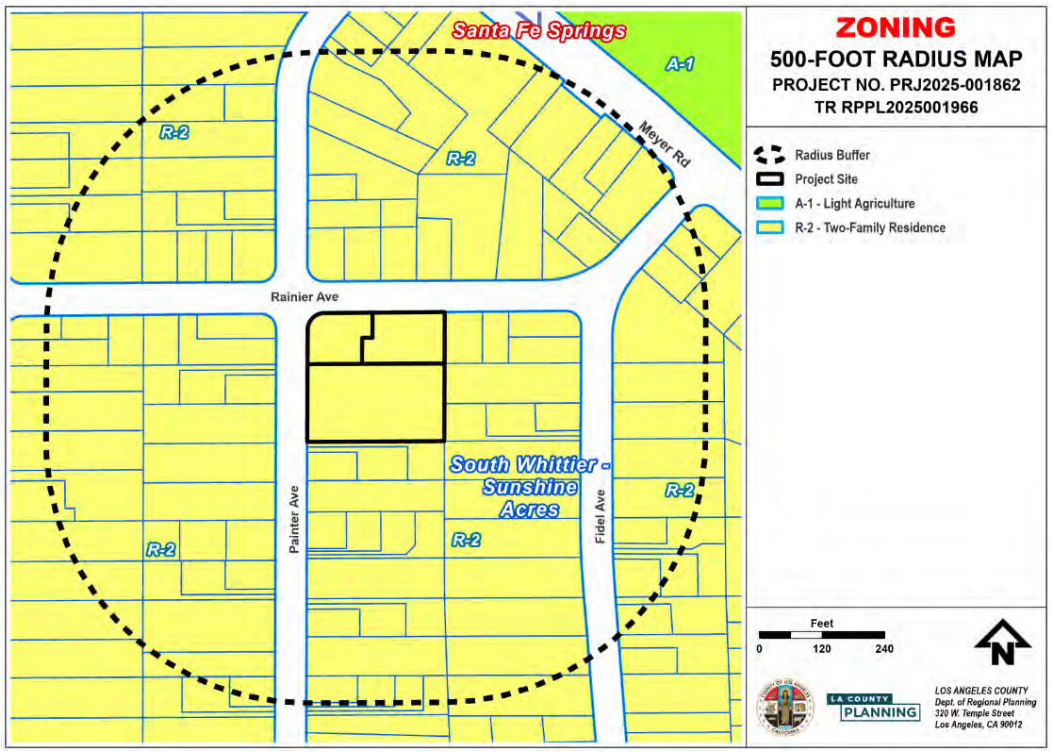
2. Building Height. Per County Code Section 22.18.040, the maximum height shall not exceed a height of 35 feet above grade. The request is an increase in the maximum allowable building height from 35 to 38 feet.
3. Ground Floor Strategies. Per the RDSO, developments must implement at least two of the strategies listed in Table 22.140.520-F (Entryway Privacy Mitigation Strategies). A request is for a reduction of two ground floor privacy strategies to one.
4. Ground Floor Units. Per the RDSO, residential units shall provide private patios for a minimum of 25 percent of those units, and each patio shall be a minimum of 100 square feet in area and seven feet deep. The request is for a reduction of the minimum depth to 4.5 feet.

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	H18 (Residential 18 - 0 to 18 Dwelling Units per Net Acre)	R-2 (Two-Family Residence -5,000 Square Feet Minimum Required Lot Area)	SFR, Church and Private School
NORTH	H18	R-2	SFRs, Two-Family Residences ("Two-Family") and Multi-Family Residences ("MFRs")
EAST	H18	R-2	SFRs, Two-Family and MFRs
SOUTH	H18	R-2	SFRs, Two-Family and MFRs
WEST	H18	R-2	SFRs, Two-Family and MFRs


Santa Fe Springs
OS-PR
H18
Meyer Rd
Rainier Ave
South Whittier - Sunshine Acres
Painter Ave
Fidel Ave
LAND USE POLICY
500-FOOT RADIUS MAP
PROJECT NO. PRJ2025-001862
TR RPPL2025001966
Radius Buffer
Project Site
General Plan 2035 (2025 Update)
H18 - Residential 18
OS-PR - Parks and Recreation
Feet
0
120
240
N
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012


Santa Fe Springs
A-1
R-2
Meyer Rd
Rainier Ave
South Whittier - Sunshine Acres
Painter Ave
Fidel Ave
ZONING
500-FOOT RADIUS MAP
PROJECT NO. PRJ2025-001862
TR RPPL2025001966
Radius Buffer
Project Site
A-1 - Light Agriculture
R-2 - Two-Family Residence
Feet
0
120
240
N
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494_1	Zones Established	September 12, 1927
3919	A-1 (Light Agricultural)	August 19, 1941
2023-0051Z	R-2	November 21, 2023

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
N/A	N/A	N/A

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
N/A	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The Project is on a square-shaped flat lot consisting of three parcels, within an urbanized area, and within the H18 land use designation intended for SFRs and Two-Family. The Project consists of 46 townhouse-style condominiums, including 10 affordable units on 1.5 acres. Townhouses are single-family dwelling units that share walls with other single-family dwelling units and can be for rent or for sale with this VTTM. These are proposed to be for sale. The townhouse development is permitted through a ministerial site plan review within the R-2 Zone if they meet certain locational and other criteria including whether the lot is outside of a Very High Fire Hazard Severity zone ("VHFHSZ"), outside of a Coastal Zone, etc. The Project is consistent with these regulations, except a CUP is required to allow more than six dwelling units in one townhouse building within the R-2 Zone.

There are two other pending multi-family condominium projects located nearby on Fidel Avenue for 25 detached condominium units with seven affordable units, and on Shoemaker Avenue for 21 detached condominium units with three affordable units. The surrounding properties include single-family, two-family, and multi-family residences. The Project promotes the General Plan's goals of increasing affordable housing and infill housing. The H18 land use designation is intended for two-family residences with a maximum density of 18 dwelling units per acre. The Project's baseline density of 27 units plus a 19-unit density bonus is consistent with the land use designation, General Plan, DBO, and AB1287. The Project is consistent in form and density with nearby existing attached and detached residential units.

B. Neighborhood Impact (Need/Convenience Assessment)

The proposed development consists of 46 townhouse-style condominiums in eight buildings. The proposed lot is compatible in use, design, and density with a density bonus that allows for the waiver of development standards. The Project Site fronts Painter Avenue and Rainier Avenue, both 60-foot-wide Secondary Highways per the County Master Plan of Highways, and would be served by existing infrastructure, including roads and utilities for public water and sewer. The Project will provide on-site vehicle parking for each residential unit through an attached two-car garage and four guest parking spaces. Long-term and short-term bicycle parking will be provided as well. The Project will not be gated and will provide internal circulation through three 26-foot-wide private driveways and fire lanes. The Project includes lower income and moderate income level priced townhouses that support the State and County efforts to provide infill and affordable housing. The townhouses are proposed as three-bedroom units. The Project will increase the number of units from one to 46 dwelling units, providing additional and much-needed housing in an existing urbanized community.

C. Design Compatibility

A modern design is proposed for residential buildings that feature ample windows, private yards, and balconies. The front units will have front doors on the street-facing façades, while the other units' front doors face the pedestrian walkway. This design enhances the built environment and pedestrian experience. The garages face the shared private driveways and fire lanes. A five-foot-wide pedestrian walkway provides all units with internal pedestrian connectivity and access to the public right-of-way on Painter and Rainier Avenues. The residential buildings are three stories and up to 38 feet high, which exceeds the maximum height limit for the R-2 Zone by three feet. However, this is allowed as part of the request for a waiver under the DBO and related AHP. The Project will not be gated and includes pedestrian walkways from the public street into the Project. The Project is required to plant ten trees within the first four feet of the front property line per the RDSO and County Code Section 21.32.195 (On-Site Trees), in a design similar to the surrounding neighborhood's existing vegetation. Given the proposed driveways and required line-of-sight for oncoming traffic, the Project shall be required to plant a total of 11 trees along both Painter and Rainier Avenues to meet this requirement. The surrounding developments are existing single-family, two-family, and multi-family residences as detailed in the attached findings.

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.

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 is conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).

2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys' fees and could result in substantial fines against the County in a successful court action. A court must award attorneys' fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of $10,000 per housing unit proposed by the Project. Therefore, the County must 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 does not exceed the five-meeting limit. As of January 1, 2020, one meeting occurred on the following dates:

- Regional Planning Commission Hearing held on September 23, 2026.

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by California Government Code 66452 (Vesting Tentative Maps), and Sections 22.158.050 (CUP Findings and Decision Requirements) and 22.140.600 (Townhouses) of the County Code. The Burden of Proof with the applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff believes that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies as a Statutory Exemption pursuant to CEQA Guidelines Public Resources Code 21080.01 ("AB 130") and the County environmental guidelines. The Project qualifies under the AB 130 Infill Housing Statutory Exemption because:

- The Project is consistent with the applicable General Plan and Zoning Ordinance, since the R-2 (Two-Family Residence) Zone, DBO, and AB1287 allows for the proposal of 46 residential units.
- The Project meets the minimum residential density requirements for infill housing as specified in AB 130, Section 65583.2 of the Government Code, which requires at least 50 percent of the default density (30 dwelling units per acre) determined by AB 130, or 15 dwelling units on the Project site.
- The Project Site is located within an urbanized area and is substantially surrounded by urban development or is a previously developed site as defined in AB 130.
- The Project does not involve the demolition of a designated historic resource, nor is the Project site listed or eligible for listing in a local, state, or federal historic register.
- The Project site is not identified as a hazardous materials site or recognized environmental condition ("REC"), as documented in the submitted Phase I Environmental Site Assessment dated January 6, 2025 ("Phase 1"). The Project site is not located in a coastal zone, not a hazardous waste site designated by the California Department of Toxic Substances Control, not in a 100-year flood plain, not in a regulatory floodway, not identified for conservation, and not subject to a conservation easement. According to the Phase 1, the Project site does not have any items listed as an REC.
- The Project meets all applicable objective design, development, and environmental standards, except for the development standards waived as part of the AHP. All tribal consultation requirements under AB 130 have been satisfied, including timely notification and completion of any requested consultation. The Gabrieleno Band of

Mission Indians-Kizh Nation provided their recommendations for conditions of approval that have been included in the conditions of approval for this Project.

Based on these findings, staff concludes that the Project qualifies for the AB 130 Infill Housing Statutory Exemption, and no further environmental review is required under CEQA. An environmental determination (Exhibit D – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The LA County Subdivision Committee consists of representatives from LA County Planning and the County Departments of Public Works, Fire, Parks and Recreation, and Public Health. Based on the Vesting Tentative Tract Map and Exhibit Map/ Exhibit "A" dated April 8, 2026, the Subdivision Committee cleared the Project for public hearing.

B. Other Agency Comments and Recommendations

Los Angeles County Development Authority ("LACDA") issued its recommendations for conditions of approval in a letter dated June 23, 2026.

C. Public Comments

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

Report Reviewed By:

Joshua Huntington, AICP Supervising Regional Planner

Report Approved By:

Susan Tae, AICP, Assistant Administrator

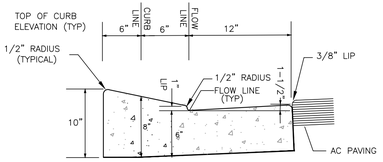
LIST OF ATTACHED EXHIBITS	
EXHIBIT A	VTTM No. 84687 and Exhibit Map/Exhibit "A" dated April 8, 2026
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photographs

VESTING TENTATIVE TRACT MAP NO. 84687

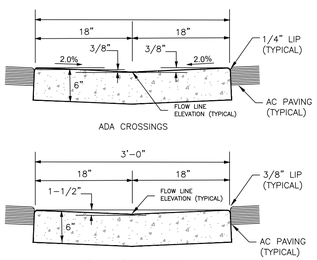
FOR CONDOMINIUM PURPOSES

IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

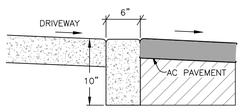
LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
TENTATIVE TRACT MAP TR84687
4/8/2026



4" WEDGE CURB DETAIL
NOT TO SCALE



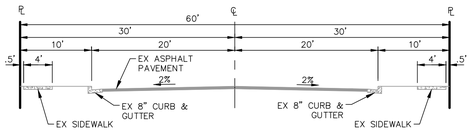
CROSS GUTTER DETAIL
NOT TO SCALE



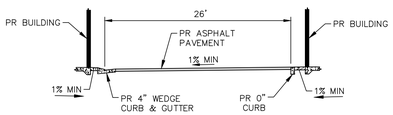
0" CURB DETAIL
NOT TO SCALE

NOTES:

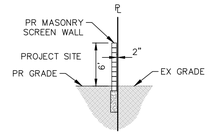
1. ALL DRIVEWAYS AND FIRE LANES ARE 26' WIDE CLEAR TO THE SKY.
2. THERE ARE NO EXISTING OAK TREES ON THE SITE. ALL EXISTING TREES TO BE REMOVED.
3. OWNER/HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE IMPROVEMENTS. NOT TO BE MAINTAINED BY LACFCD.
4. TRASH BINS TO BE LOCATED IN PRIVATE GARAGES.



PAINTER AVENUE AND RAINIER AVENUE
SCALE: 1"=10'



SECTION A-A - DRIVE "A", DRIVE "B", AND DRIVE "C"
26' PRIVATE DRIVEWAY & FIRE LANE
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN THE TITLE REPORT NO. NHSC-7187622 (tc) DATED OCTOBER 8, 2024 BY THE LAWYERS TITLE COMPANY:

(8) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 23, 1951 AS BOOK 37695, PAGE 67 OF OFFICIAL RECORDS.

(9) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1956 AS BOOK 50470, PAGE 278 OF OFFICIAL RECORDS.

PROJECT DATA

1. SITE ADDRESS: 13104 RAINIER AVE, WHITTIER, CA 90605
   APN: 8026-014-001, 8026-014-024, AND 8026-014-025
2. PROJECT IS 46 CONDOMINIUM UNITS
3. EXISTING ZONING: R-2
   EXISTING LAND USE: COMMERCIAL
4. PROPOSED ZONING: R-2
   PROPOSED LAND USE: RESIDENTIAL
5. NET AREA: 1.50 AC
   GROSS AREA: 1.50 AC
6. EARTHWORK
   CUT = 500 CY
   FILL = 200 CY
   EXPORT = 300 CY
7. PROJECT INCLUDES 240' LF OF STREET FRONTAGE ON RAINIER AVE AND 220' LF OF STREET FRONTAGE ON PAINTER AVE.
8. PARKING SPACES:
   UNCOVERED GUEST PARKING SPACES: 9'X18'

GENERAL NOTES

1. WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY
2. SEWER SERVICE PROVIDED BY: LOS ANGELES COUNTY PUBLIC WORKS
3. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
4. PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD PER FIRM PANEL 06037C1841F EFFECTIVE 9/26/2008.
5. ASSESSOR'S PARCEL NUMBER: 8026-014-001, 8026-014-024, AND 8026-014-025
6. NO EXISTING OAK, WALNUT, OR OTHER PROTECTED TRESS ONSITE. ALL EXISTING TREES TO BE REMOVED.
7. VESTING TENTATIVE TRACT MAP NO. 84687 – RPPL2025001966
   ADMINISTRATIVE HOUSING PERMIT NO. – RPPL2025001969
   CONDITIONAL USE PERMIT NO. – RPPL2025005299

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 40 AND 41 OF TRACT NO. 9891, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

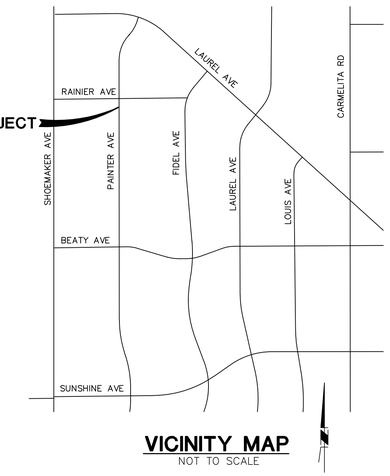
APN: 8026-014-001 (AFFECTS PORTION OF LOT 40); 8026-014-024 (AFFECTS PORTION OF LOT 40) AND 8026-014-025 (AFFECTS LOT 41)

BENCHMARK:

BENCHMARK NO. Y11154

DPW BM TAG IN EAST CATCHBASIN 3.3' SOUTH OF BEGIN OF CURB RETURN @ SOUTHEAST CORNER OF CARMENITA RD & BEATY AVE.

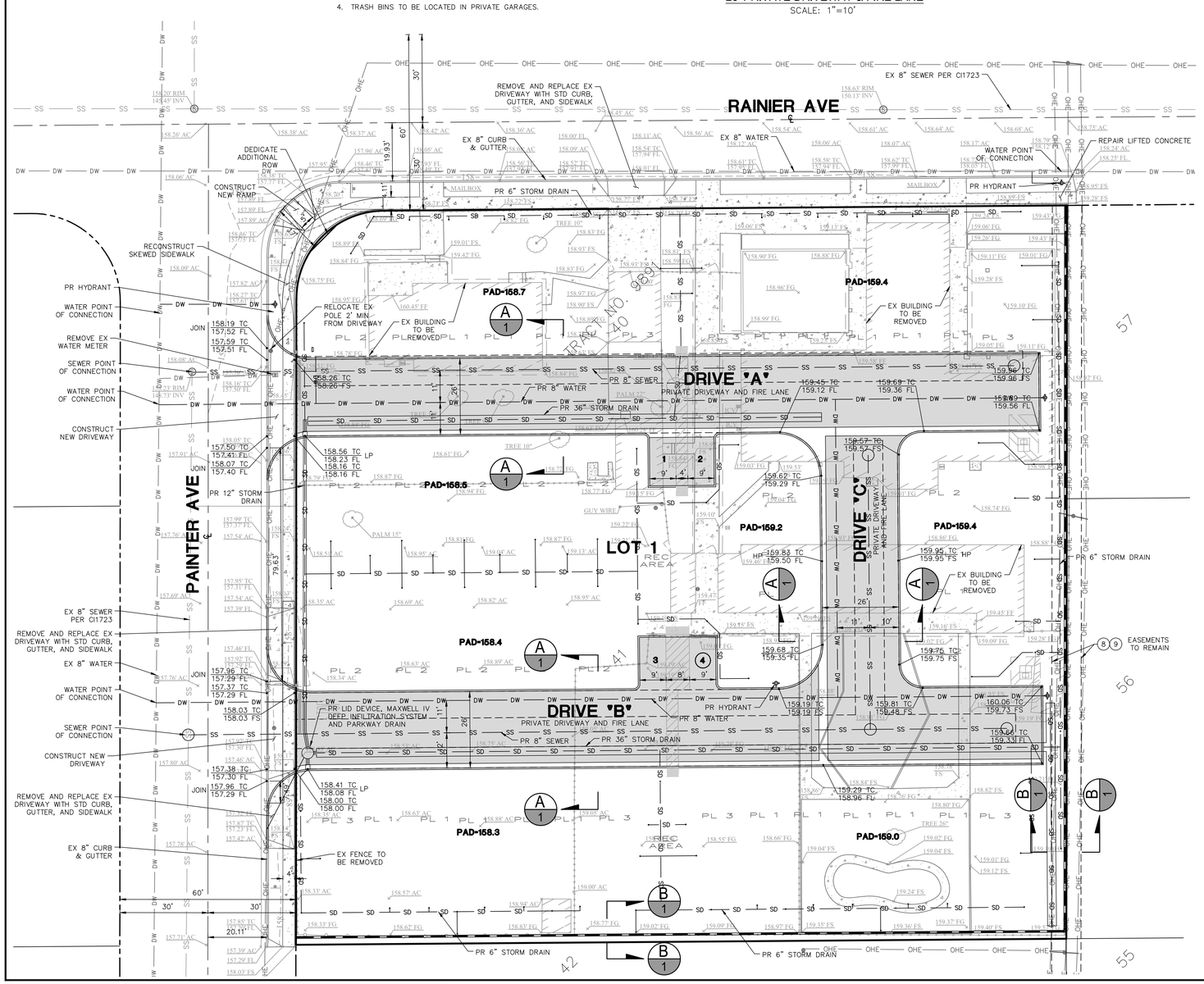
ELEVATION: 157.764 (2013)



VICINITY MAP
NOT TO SCALE

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX IRRIGATION METER
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- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE



PREPARED BY:
ADVANCED CIVIL GROUP, INC.
[redacted]

SUBDIVIDER:
MONTE VISTA HOMES
[redacted]

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
CIVIL
STATE OF CALIFORNIA

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 84687
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 8/20/2026

R. STEVEN AUSTIN RCE 68795

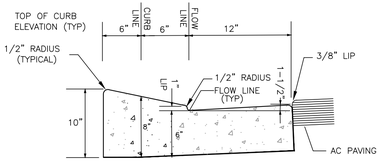
SCALE:	JN	SHT. 1 OF 1 SHTS.
1"=20'	1016205	

EXHIBIT "A"/EXHIBIT MAP

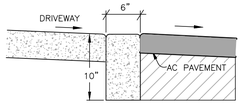
MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 84687

LOCATED IN THE UINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

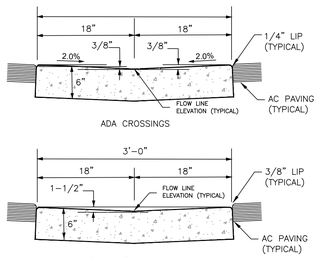
LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
EXHIBIT "A"/EXHIBIT MAP TR84687
4/8/2026



4" WEDGE CURB DETAIL
NOT TO SCALE



0" CURB DETAIL
NOT TO SCALE

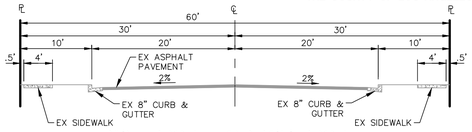


CROSS GUTTER DETAIL
NOT TO SCALE

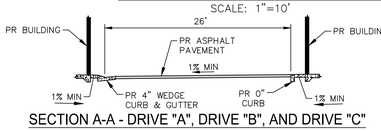
NOTES:

1. ALL DRIVEWAYS AND FIRE LANES ARE 26' WIDE CLEAR TO THE SKY.
2. THERE ARE NO EXISTING OAK TREES ON THE SITE. ALL EXISTING TREES TO BE REMOVED.
3. OWNER/HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE IMPROVEMENTS. NOT TO BE MAINTAINED BY LACFCD.
4. TRASH BINS TO BE LOCATED IN PRIVATE GARAGES.
5. LONG TERM BIKE PARKING TO BE LOCATED IN PRIVATE GARAGES.

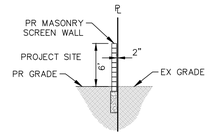
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



PAINTER AVENUE AND RAINIER AVENUE
SCALE: 1"=10'



SECTION A-A - DRIVE "A", DRIVE "B", AND DRIVE "C"
26' PRIVATE DRIVEWAY & FIRE LANE
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'

BUILDING SUMMARY

BUILDING 1 = 9,524 SF (5 OF PLAN 1, 1 OF PLAN 1, 1 OF PLAN 3)
BUILDING 2 = 9,608 SF (5 OF PLAN 1, 2 OF PLAN 3)
BUILDING 3 = 5,540 SF (2 OF PLAN 1, 2 OF PLAN 2)
BUILDING 4 = 5,540 SF (2 OF PLAN 1, 2 OF PLAN 2)
BUILDING 5 = 6,975 SF (5 OF PLAN 2)
BUILDING 6 = 6,975 SF (5 OF PLAN 2)
BUILDING 7 = 9,608 SF (5 OF PLAN 5, 2 OF PLAN 3)
BUILDING 8 = 9,608 SF (5 OF PLAN 5, 2 OF PLAN 3)

BUILDING CONSTRUCTION TYPE VB WITH AUTOMATIC SPRINKLER SYSTEM DESIGNED PER SECTION 903.3.1.3 OF THE CALIFORNIA FIRE CODE.

PLAN SUMMARY

PLAN 1 = 1,320 SF (3 BEDROOMS)
PLAN 2 = 1,395 SF (3 BEDROOMS)
PLAN 3 = 1,479 SF (3 BEDROOMS)

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN THE TITLE REPORT NO. NHSC-7187622 (tc) DATED OCTOBER 8, 2024 BY THE LAWYERS TITLE COMPANY:

(8) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 23, 1951 AS BOOK 37695, PAGE 67 OF OFFICIAL RECORDS.

(9) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1956 AS BOOK 50470, PAGE 278 OF OFFICIAL RECORDS.

PROJECT DATA

1. SITE ADDRESS: 13104 RAINIER AVE, WHITTIER, CA 90605
   APN: 8026-014-001, 8026-014-024, AND 8026-014-025
2. PROJECT IS 46 CONDOMINIUM UNITS
3. EXISTING ZONING: R-2
   EXISTING LAND USE: COMMERCIAL
4. PROPOSED ZONING: R-2
   PROPOSED LAND USE: RESIDENTIAL
5. NET AREA: 1.50 AC
   GROSS AREA: 1.50 AC
6. EARTHWORK
   CUT = 500 CY
   FILL = 200 CY
   EXPORT = 300 CY
7. PROJECT INCLUDES 240' LF OF STREET FRONTAGE ON RAINIER AVE AND 220' LF OF STREET FRONTAGE ON PAINTER AVE.
8. PARKING PROVIDED:
   92 PARKING SPACES (FOR RESIDENTIAL UNITS PROVIDED AT GARAGES)
   4 UNCOVERED GUEST PARKING SPACES (INCLUDES 1 ADA STALL)
   96 TOTAL PARKING SPACES
9. PARKING SPACES:
   UNCOVERED GUEST PARKING SPACES: 9'X18'
10. BIKE PARKING
    LONG TERM: LOCATED IN PRIVATE GARAGES
    SHORT TERM: 5 SPACES

AFFORDABLE UNITS

UNIT	AMI	PLAN	BEDROOMS
2	80%	1	3
6	80%	1	3
11	120%	1	3
13	80%	1	3
17	120%	1	3
34	80%	1	3
36	80%	1	3
38	80%	1	3
41	80%	1	3
44	120%	1	3

GENERAL NOTES

1. WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY
2. SEWER SERVICE PROVIDED BY: LOS ANGELES COUNTY PUBLIC WORKS
3. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
4. SCHOOL DISTRICT: WHITTIER CITY SCHOOL DISTRICT
5. ALL LOTS SHALL BE HOMEOWNER MAINTAINED
6. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
7. PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD PER FIRM PANEL 06037C1841F EFFECTIVE 9/26/2008.
8. ASSESSOR'S PARCEL NUMBER: 8026-014-001, 8026-014-024, AND 8026-014-025
9. A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN THE OPEN SPACE AREAS, ON SITE DRAINAGE DEVICES/STORM DRAINS, AND THE PRIVATE DRIVEWAYS AND FIRE LANES.
10. ALL EXISTING BUILDINGS/STRUCTURES SHALL BE REMOVED.
11. NO GATE(S) WILL BE PROPOSED FOR THIS PROJECT.
12. NO EXISTING OAK, WALNUT, OR OTHER PROTECTED TRESS ONSITE. ALL EXISTING TREES TO BE REMOVED.
13. VESTING TENTATIVE TRACT MAP NO. 84687 – RPPL2025001966
    ADMINISTRATIVE HOUSING PERMIT NO. – RPPL2025001969
    CONDITIONAL USE PERMIT NO. – RPPL2025005299

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 40 AND 41 OF TRACT NO. 9891, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8026-014-001 (AFFECTS PORTION OF LOT 40); 8026-014-024 (AFFECTS PORTION OF LOT 40) AND 8026-014-025 (AFFECTS LOT 41)

BENCHMARK:

BENCHMARK NO. Y11154

DPW BM TAG IN EAST CATCHBASIN 3.3' SOUTH OF BEGIN OF CURB RETURN @ SOUTHEAST CORNER OF CARMENITA RD & BEATY AVE.

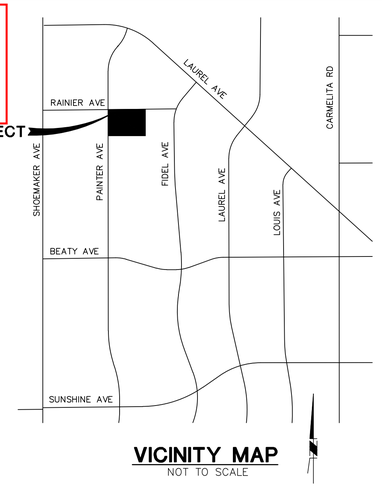
ELEVATION: 157.764 (2013)

FIRE NOTES

1. BUILDING HEIGHT = 30' EAVE, 37' RIDGE
2. DRIVE AISLE WIDTH = 26'

R/W CONSTRUCTION NOTES

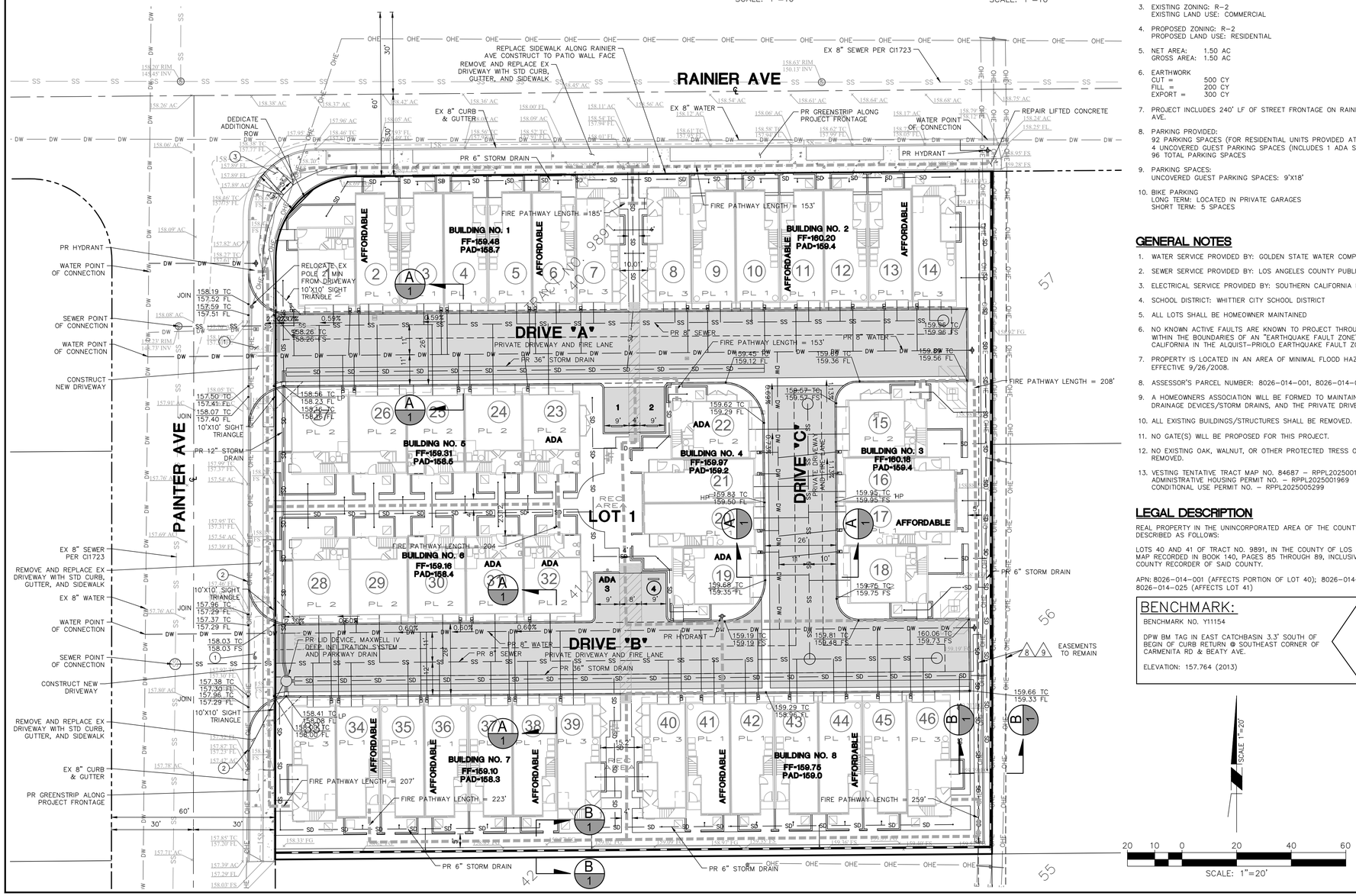
(1) CONSTRUCT DRIVEWAY PER SPPWC STD PLAN 110-2, TYPE C
(2) CONSTRUCT 8" CURB AND GUTTER PER SPPWC STD PLAN 120-1, TYPE B2-8
(3) CONSTRUCT CURB RAMP PER SPPWC STD PLAN 111-5, TYPE 3



VICINITY MAP
NOT TO SCALE

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
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- PR SWALE
- PR SLOPE



PREPARED BY:
ADVANCED CIVIL GROUP, INC.
[redacted]

SUBDIVIDER:
MONTE VISTA HOMES
[redacted]

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
CIVIL
STATE OF CALIFORNIA

EXHIBIT "A"/ EXHIBIT MAP
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 84687
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 8/20/2026
R. STEVEN AUSTIN RCE 68795

SCALE: 1"=20'
JN 1016205
SHT. 1 OF 1 SHTS.

LA COUNTY PLANNING

PROJECT SUMMARY

PROJECT NUMBER
PRJ2025-001862

HEARING DATE
September 23, 2026

REQUESTED ENTITLEMENTS
Vesting Tentative Tract Map No. 84687 (RPPL2025001966)
Conditional Use Permit ("CUP") No. RPPL2025005299
Administrative Housing Permit ("AHP") No. RPPL2025001969

OWNER / APPLICANT
R2H Rainier Avenue LLC / Mark Currington

MAP/EXHIBIT DATE
April 8, 2026

PROJECT OVERVIEW
A request to create one multi-family lot with 46 attached townhouse-style residential condominiums within eight buildings on 1.5 gross/net acres. The project includes a CUP to allow townhouses with more than six units in one building. The project also includes an AHP for a set-aside of 10 for-sale affordable units (seven at the lower income level and three at the moderate-income level) and a density bonus resulting in 19 additional units, for a total of 46 units. There is an existing church, private school, residence, and garage on the project site that will be demolished. The project site does not contain any protected oak trees. The on-site project grading totals 1,000 cubic yards ("cy"), including 500 cy of cut, 200 cy of fill, and 300 cy to be exported off-site.

LOCATION	ACCESS	VERY HIGH FIRE HAZARD
13104 and 13118 Rainier Avenue, Whittier	Rainer and Painter Avenues	No

ASSESSORS PARCEL NUMBERS (APNs)	SITE AREA
8026-014-001, 8026-014-024 and 8026-014-025	1.5 gross/net acres

GENERAL PLAN	PLANNING AREA	SUP DISTRICT
General Plan	Gateway	4

LAND USE DESIGNATION	ZONE	ZONED DISTRICT
H18 (Residential 18 - 0 to 18 Dwelling Units per Net Acre)	R-2 (Two-Family Residence - 5,000 Square Feet Minimum Required Lot Area)	Sunshine Acres

PROPOSED	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICT
46 Units	27 Units	None

ENVIRONMENTAL DETERMINATION (CEQA)
Statutorily Exempt per AB 130 Public Resources Code 21080.66

KEY ISSUES
- Consistency with the General Plan and the Subdivision Map Act
- Satisfaction with the following portions of Title 21 and Title 22 of the Los Angeles County Code:
  - Chapter 21.38 (Vesting Tentative Maps)
  - Section 22.18.040 (Development Standards for Residential Zones)
  - Chapter 22.120 (Density Bonus)
  - Section 22.140.600 (Townhouses)
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.166.040 (Administrative Housing Permit)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Michelle Lynch	(213) 893-7005	mlynch@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2025-001862
VESTING TENTATIVE TRACT MAP NO. 84687 (RPPL2025001966)

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 23, 2026, in the matter of Project No. PRJ2025-001862, consisting of Vesting Tentative Tract Map No. 84687 ("VTTM84687") (RPPL2025001966). VTTM84627 was considered together with Conditional Use Permit ("CUP") No. RPPL2025005299 and Administrative Housing Permit ("AHP") No. RPPL2025001969. VTTM84687, CUP, and AHP are referred to collectively as the "Project".

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENT REQUESTED.** The applicant, Mark Currington ("Applicant"), requests VTTM84627 to authorize the creation of one multi-family lot with 46 attached townhouse-style condominium units in eight buildings on 1.5 gross/net acres pursuant to County Code Chapter 21.38 (Vesting Tentative Map).

4. **RELATED ENTITLEMENT**. The CUP is a related request to authorize the development of more than six townhouses in one building within the R-2 (Two-Family Residence) Zone pursuant to Los Angeles County Code ("County Code") Sections 22.18.040 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5), 22.140.660 (Townhouses), and 22.158.050 (CUP Findings and Decision Requirements).

5. **RELATED ENTITLEMENT**. The AHP is a related request to authorize a request for a density bonus for 19 additional units for the Project, by providing a 25 percent set aside for 10 units with seven at the lower income level, 80 percent Area Median Income ("AMI") and three at the moderate level income, a 120 percent AMI in compliance with the County's Inclusionary Housing Ordinance ("IHO") pursuant to County Code Chapters 22.121 (Inclusionary Housing) and 22.120 (Density Bonus) ("DBO") and California State Assembly Bill No. 1287 ("AB1287"). The AHP includes waiver requests for reduced front yard setbacks from 20 to six feet, a reduction of the rear yard setback from 15 to 12.8 feet, an increase in the maximum allowable building height from 35 to 38 feet, a reduction from two strategies to one strategy required per the Residential Design Standards Ordinance ("RDSO") for ground floor privacy, and the reduction of the minimum depth of patios from seven feet to 4.5 feet.

6. **PREVIOUS ENTITLEMENTS.** There were no previous planning approvals. The existing single-family residence ("SFR") was built in 1936, and the church and private school were built in 1939.

7. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, subdivider or successor in interest ("Applicant") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

8. **LOCATION.** The Project is located at 13104 and 13118 Rainier Avenue, Whittier, within the Gateway Planning Area ("Project Site").

9. **LAND USE DESIGNATION.** The Project Site is located within the H18 (Residential 18 - 0 to 18 Dwelling Units per Net Acre) land use designation of the General Plan Land Use Policy Map.

10. **ZONING.** The Project Site is located within the Sunshine Acres Zoned District, and currently zoned R-2 (Two-Family Residence).

11. **SURROUNDING LAND USES AND ZONING.**

LOCATION	GENERAL PLAN USE POLICY	ZONING	EXISTING USES
NORTH	H18	R-2	SFRs, Two-Family Residences ("Two-Family"), and Multi-Family Residences ("MFRs")
EAST	H18	R-2	SFRs, Two-Family, and MFRs
SOUTH	H18	R-2	SFRs, Two-Family, and MFRs
WEST	H18	R-2	SFRs, Two-Family, and MFRs

12. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 1.5 gross/net acres in size and consists of three parcels. The Project Site is a large square shape with flat topography and is developed with a unoccupied SFR, detached two-car garage, church, and private school. There are no protected oak trees on the Project Site. All existing structures and vegetation will be removed. The front property line is considered Painter Avenue; therefore, this lot is considered a reversed corner lot.

B. Site Access and Internal Circulation

The Project Site is accessible via Painter Avenue, a 60-foot-wide public street as designated on the County Master Plan of Highways. The Project Site will be accessible via two entrances/exits on Painter Avenue. The Project includes two non-gated 26-foot-wide private driveways and fire lanes (Drives A and B) that are connected internally by another, third, private driveway and fire lane (Drive C), providing internal circulation on the Project Site. Drive A consists of a straight private driveway and fire lane along the northern portion of the Project Site, which provides access to 21 condominium units, guest parking spaces, and amenities within the Project Site. Drive B consists of a private driveway and fire lane along the southern portion of the Project Site, which connects to Drive C, to provide access to the remaining 25 condominium units. The Project Site is also served by four pedestrian walkways, two via Painter Avenue and two via Rainier Avenue. There are no other proposed access points to the Project Site. The Project provides a five-

foot-wide walkway throughout the Project Site, providing direct access to all units and to the private driveways and fire lanes.

C. Tentative Map and Exhibit Map/ Exhibit "A"
VTTM84687 dated April 8, 2026, depicts a square-shaped Project Site with two 26-foot-wide private driveways and fire lanes, Drive A and Drive B, which connect to a third 26-foot-wide private driveway and fire lane, Drive C. There are eight building pads for the eight detached buildings. There are four guest parking spaces: three standard spaces and one van accessible.

The Exhibit Map/Exhibit "A" dated April 8, 2026, depicts one lot with eight proposed buildings ranging from four to seven units. There are three different plan types for the proposed townhouse-style units, ranging in size from 1,320 square feet, 1,395 square feet, and 1,479 square feet, with three bedrooms, three bathrooms, private balconies, and yards. The Project includes a total of 96 vehicular parking spaces, including a two-car garage for each unit, as well as four uncovered guest parking spaces. The Project shall also provide 54 total bicycle parking spaces, which includes eight short-term bicycle parking spaces and 46 long-term bicycle parking spaces. There are two common open recreation spaces with landscaping on the 1.5-gross/net acre multi-family lot. There are six-foot fences/walls along the rear and interior side property lines. The private driveways and fire lanes will not be gated.

D. Affordable Housing
The Project includes a total of 46 attached townhouse-style condominium units, 10 of which will be affordable, within eight separate buildings. The Project is subject to the IHO East Los Angeles/Gateway submarket, which requires a 20 percent set-aside for affordable units at an average 135 percent AMI. The Project requests additional units under the DBO at the 38.75 percent density bonus at 80 percent AMI (lower Income), which allows 11 additional units. In addition to the DBO, AB1287 allows an additional density bonus, if a housing development includes at least 24 percent of the units set aside are for lower income level housing. Since this Project proposes a 25 percent set-aside that includes lower income level units, the Project is eligible for an additional eight units, which allows for a total of 19 additional bonus units. Therefore, the Project includes 10 for-sale units with seven at the lower-income level (80 percent AMI) and three at the moderate-income-level (120 percent AMI), to meet the 25 percent set-aside and density bonus requirements for the additional 19 units pursuant to County Code Section 22.120.060 (Density Bonus) and AB1287. All affordable units will be evenly distributed throughout the project site and shall be constructed in the same manner and quality as all the other non-restricted 36 market-rate units in terms of architecture, landscaping, and amenities. The Applicant also requests a waiver of development standards as follows:

1. Yard Setbacks. Per County Code Section 22.18.040 (Development Standards for Residential Zones), the minimum yard depths for front yards are 20 feet, 10 feet for reverse-corner side yards, five feet for interior side yards, and 15 feet for rear yards. The Project requests a reduced front yard setback from 20 feet to six

feet, reduced reverse-corner side yard from 10 feet to six feet, and the rear yard setback from 15 feet to 12.8 feet.

2. Building Height. Per County Code Section 22.18.040, the maximum height shall not exceed a height of 35 feet above grade. The request is an increase in the maximum allowable building height from 35 to 38 feet.
3. Ground Floor Strategies. Per the RDSO, developments must implement at least two of the strategies listed in Table 22.140.520-F (Entryway Privacy Mitigation Strategies). A request is for the reduction of two to one ground floor privacy strategies.
4. Ground Floor Units. Per the RDSO, residential units shall provide private patios for a minimum of 25 percent of those units, and each patio shall be a minimum of 100 square feet in area and 7 feet deep. The request is for a reduction of the minimum depth to 4.5 feet.

This Project is categorized as multi-unit, private entry residences and must adhere to 22.140.520.G (Articulation and Architectural Detailing Strategies). These are ground-level, private entry-accessible units; the private space requirements have been met by the proposed private yard areas. All other required development standards not proposed to be waived as part of the AHP, will be required to be consistent with requirements and will be verified through future approvals prior to building permit issuance.

E. Parking

The Project will provide a total of 96 parking spaces, 92 of which will be covered and reserved for residents and four will be uncovered and reserved for guests. All 92 parking spaces reserved for residents are contained within the individual two-car garages in each of the 46 condominium units. Guest parking spaces are provided in two locations within the Project Site along the private driveways and fire lanes. Two guest standard parking spaces are between Buildings No. 4 and No. 5, and the other two guest standard parking spaces are between Building No. 4 and No. 6. Bicycle parking per Table 22.112.100-A (Minimum Required Bicycle Parking Spaces) requires one short-term bicycle parking space for every 10 dwelling units and one long-term bicycle parking space for every two dwelling units. Therefore, the required number of short-term bike parking spaces is four short-term and for long-term bike parking spaces is 23. The Project exceeds these requirements as it includes eight short-term bike parking spaces and 46 long-term bike parking areas.

F. Condominium Project

Pursuant to the Subdivision Map Act, condominium units may be leased or sold. Renters of condominium units may receive sufficient notification when an owner decides to sell the units. In order to provide renters with proper notification, notification is required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

G. Storage Enclosure Requirements for Recycling and Solid Waste

While trash and recycling requirements are not approved through the Tentative Map process, the Project was reviewed for compliance based on the review of the

conceptual locations. County Code Sections 22.132.010 (Purpose) and 22.132.020 (Applicability) requires that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated 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 in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations, excluding compact lot subdivision and single-family residential subdivision. The Project is for 46 attached condominium units. While these are SFRs this Project is considered a multi-family subdivision and therefore is subject to these requirements. Per the requirements, the storage area shall be accessible to residents, employees, and refuse and recycling haulers at all times.

The storage areas shall be located within the same enclosure, unless the Director of County Department of Regional Planning ("LA County Planning") determines that extraordinary circumstances prevent collating containers within one enclosure, thereby necessitating multiple enclosures, or when the storage area is located outside of a building, it shall be located in the rear portion of the lot, wherever feasible, or adjacent to an alley if the lot is bordered by an alley. The Project Site indicates that trash and recycling areas will be located within each of the two-car garages for each dwelling, as long as it does not block access, and provides 27 square feet of storage area. The Applicant received correspondence from the County Department of Public Works ("Public Works") Environmental Programs Division stating that this alternative area to this section's requirements would be allowed. The storage areas must not be located within the required vehicle spaces, and when moved for trash collection, they may not be located within any area designated for pedestrians and vehicle access. The Project Site will maintain these designated areas free and clear of trash and recycling receptacles.

H. Public Art in Private Development

The Project includes 46 residential units. A development project resulting in the creation of 30 or more dwelling units, including mixed-use developments, subdivisions, common-interest developments, or multi-family housing, will be required to incorporate works of publicly accessible art in private development. Per County Code Section 22.246.090 (Public Art in Private Development Program) the residential development with a building valuation of $750,000 or greater. The $750,000 building valuation eligibility threshold shall be adjusted on March 1, 2026, and annually thereafter, based on the changes to the Consumer Price Index of the preceding year. As an alternative, rather than providing Public Art pursuant to County Code Section 22.246.090.E.1 (Establishment of Public Art in Private Development Program), the Applicant provides an In-Lieu Fee, pursuant to the same Subsection E.1, and the value of such Public Art is less than one percent of the building valuation. The In-Lieu Fee shall be the difference between one percent of the building valuation and the Public Art to be deposited into the Public Art in Private Development Fund ("PAPD").

13. **CEQA DETERMINATION.**

Prior to the Commission's public hearing on the Project, LA County Planning Staff determined that this Project qualifies as a Statutory Exemption pursuant to CEQA

Guidelines, Public Resources Code 21080.01 ("AB 130") and the County environmental guidelines. The Project qualifies under the AB 130 Infill Housing Statutory Exemption because:

A. The Project is consistent with the applicable General Plan and Zoning Ordinance, including that the R-2 (Two-Family Residence) zone allows for the proposed 46 townhouse-style condominiums. While the land use designation H18 (18 dwelling units per net acre) allows 27 dwelling units, the Applicant applied for a DBO per Section 22.120 (Density Bonus) and AB1287, which allows for an additional 19 units. The Project site meets the General Plan and Zoning requirements.
B. The Project meets the minimum residential density requirements for infill housing as specified in AB 130, section 65583.2 of the Government Code, which requires at least 50 percent of the default density (30 dwelling units per acre) determined by AB 130, which requires at least 15 dwelling units. The Project proposes 46 dwelling units with a density bonus. The approval of a density bonus does not determine whether a project is inconsistent with the General Plan.
C. The site is located within an urbanized area and is substantially surrounded by urban development or is a previously developed site as defined in AB 130 and less than five acres. The Project Site has been previously developed with an urban area with an existing SFR, church and private school, and at least 75 percent of the perimeter of the site adjoins and is within a one-quarter-mile radius of parcels that are developed with urban uses. The Project Site is surrounded by single-family and two-family residential developments.
D. The Project does not involve the demolition of a designated historic resource, nor is the site listed or eligible for listing in a local, state, or federal historic register. The existing single-family residence, church and private school to be demolished are not listed in the local, state, or federal historic register.
E. The Project Site is not identified as a hazardous materials site or recognized environmental condition ("REC"), as documented in the submitted Phase I Environmental Site Assessment ("Phase 1"). The Project Site is not located in a coastal zone, not a hazardous waste site designated by the Department of Toxic Substances Control, not in a 100-year flood plain, not in a regulatory floodway, not identified for conservation, and not subject to a conservation easement. According to the Phase 1 dated January 6, 2025, the Project Site does not have any items listed as an REC.
F. The Project meets all applicable objective design, development, and environmental standards.
G. All tribal consultation requirements under AB 130 have been satisfied, including timely notification and completion of any requested consultation. The Gabrieleno Band of Mission Indians-Kizh Nation provided their recommendations for conditions of approval that have been included in the conditions of approval for this Project.

Based on these findings, staff conclude that the Project qualifies for the AB 130 Infill Housing Statutory Exemption, and no further environmental review is required under CEQA. Therefore, the Project is statutorily exempt.

14. **COMMUNITY OUTREACH.** The Applicant did not perform any community outreach.

15. **PUBLIC COMMENTS.** Staff did not receive any public comments at the time of this report.

16. **AGENCY RECOMMENDATIONS.**
    A. Los Angeles County Subdivision Committee ("Subdivision Committee"), consisting of LA County Planning, Public Works, and County Departments of Fire, Parks and Recreation, and Public Health: Recommended approval of Vesting Tentative Tract Map and Exhibit Map dated April 6, 2026.

    B. Los Angeles County Development Authority ("LACDA") issued its recommendations for conditions of approval in a letter dated June 23, 2026.

17. **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. This included mailings, newspaper publication (Whittier Daily News), and property. On August 13, 2026, Staff mailed a total of 121 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. This mailing also included notices to those on the courtesy mailing list for the Sunshine Acres Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

18. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H18 land use designation is intended for Two-Family. The land use classification also sets forth a maximum allowable density of 18 dwelling units per net acre. Based on the Project Site's net acreage of 1.5 acres, the maximum allowable density is 27 dwelling units. Consistent with the General Plan, DBO, and AB1287, the Applicant is requesting an additional 19 units for a total of 46 attached for-sale townhouse condominium units that would be individually owned under the associated AHP, in return for setting aside 25 percent of the Project (10 units) as affordable housing at the lower income level (80 percent AMI) and moderate income levels (120 percent AMI).

19. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan's Land Use and Housing Elements, as the Project provides 46 dwelling units (36 market-rate units and 10 affordable units):

    Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas.

Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is already surrounded by residential and commercial development. The Project Site is not located within a Significant Ecological Area, and no natural resources exist on the site.

Goal LU 4: 1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

The 1.5-gross/net acre property is developed with a SFR, detached garage, church, and private school. Based on the property's size and land use designation, the baseline density is 18 units, and with a density bonus (19 units), resulting in a total unit count of 46 units. This is a net gain of 45 units as there was only one unit, previously. The 46-unit residential Project shall provide 10 affordable units.

Housing Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

The Project includes townhouse-style condominiums within a land use category intended for the development of SFRs and Two-Family. The housing development also includes 10 affordable units, seven at the lower-income level (80 percent AMI) and three at the moderate-income level (120 percent AMI).

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

20. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-2 zoning classification as townhouses are permitted in such zone with a ministerial site plan review, if they meet certain criteria including the lot is outside of a Very High Fire Hazard Severity zone ("VHFHSZ"), outside of a Coastal Zone, outside of a Significant Ecological Area, outside of a Hillside Management Area, outside of the 70 or above decibel Community Noise Equivalent Level of an Airport Influence Area, nor more than six townhomes in one building and served by the public sewer system and fronting a public highway or street pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5) zoning table. This Project complies with all other noted requirements, except that the Project requires a CUP to allow more than six units. A CUP has been requested.

21. **NUMBER OF TOWNHOUSES.** The Commission finds that the Project is consistent with the development standards identified in County Code Section 22.140.660 B.2 (Number of Townhouses), which allows the maximum number of townhouses contained within a single building as six, as modified with the CUP. Building Nos. 1, 2, 7, and 8 contain seven units and thus a CUP is required for the development of townhouses of more than six units in one building. All other proposed townhouse-style buildings within the Project are in compliance.

22. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and width - Requirements generally) and 22.110.130 (Required Area and Width. The lot shall have a minimum area of 5,000 square feet, and the required width shall be at least 50 feet. The lot area is 1.5 acres, and the lot width is 250 feet.

23. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage). The lot frontage at the right-of-way shall be 40 feet or more. The property fronts two rights-of-way and Painter Avenue has been designated as the front property line.

24. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the yard setback requirements for front, interior side, reverse corner side, and rear yard requirements as modified through the related AHP. The Project is consistent with the required interior side yard requirement of five feet since it provides a five-foot-wide setback. However, the Project modifies the standards identified in County Code Section 22.18.040 (Development Standards for Residential Zones), which require a 20-foot-wide front-yard setback, a 10-foot-wide reverse corner side-yard setback, and a 15-foot-wide rear-yard setback, allowing a six-foot front yard, six-foot reverse corner side yard, and a 12.8-foot rear yard setback.

25. **HEIGHT.** The Commission finds that the Project's modification of the building height is consistent with the applicable DBO as part of the related AHP. The Project modifies the standards identified in County Section 22.18.040 (Development Standards for Residential Zones), which establishes a maximum height of 35 feet. As a waiver of development standards, under applicable DBO as part of the related AHP, the Project requests a 38-foot-high building height, which is three feet above the maximum height permitted.

26. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings). The minimum distance of 10 feet shall be required between all main residential buildings on the same lot. The building separation distances all exceed this requirement, ranging from 11 to 24 feet.

27. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code with the 22.110.070 (Fences and Walls), requiring a maximum height of six feet for fences and walls along the rear and interior side property lines and 3.5 feet in the front yard and reverse corner side yard setback, which will be verified through future approvals prior to building permit issuance.

28. **PARKING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.112.070 (Required Parking Spaces). Each unit will provide two covered standard spaces. The Project provides two parking spaces within each unit's garage for a total of 92 covered spaces. Guest parking requirements follow the multi-family parking guidelines, which require that one parking space be provided for every 10 units for projects with more than 10 units. Therefore, for 46 units a total of four guest parking spaces is required and a total of four uncovered guest

parking spaces including one accessible parking space, for a total of 96 vehicle parking spaces. Short-term and long-term bicycle parking requires one short-term for every 10 units and one long-term for every two dwelling units. The Project proposes eight short-term and 46 long-term bicycle parking spaces which exceed the minimum requirements for four short- term and 23 long-term bicycle parking spaces. Long-term bicycle parking areas may not be located within the required vehicle parking spaces, and all vehicle parking, and bicycle parking, will be verified through future approvals prior to building permit issuance.

29. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Items Required for Tract Maps). The total amount of grading proposed is 1,000 cubic yards ("cy"), including 500 cy of cut, 200 cy of fill, and 300 cy to be exported off-site. The Project will also provide a Tribal Monitor before any ground disturbance shall occur.

30. **RESIDENTIAL DESIGN.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.520 (Residential Design Standards) except for those as modified with the related AHP. Each unit is considered a multi-unit, private-entry, ground level residences per the RDSO. Each unit shall comply with all RDSO including the following requirements except as otherwise modified with the related AHP.

    a. **Building Site and Access**. All buildings shall have a minimum of one direct pedestrian pathway from all adjoining street sidewalks or public rights-of-way where sidewalks are not present to the front entrance of the buildings, courtyards, or individual units facing the street. The Project is consistent as all units are accessible from a pedestrian walkway from the public right-of-way or an internal walkway that connects to the public walkways and shall be verified through future approvals prior to building permit issuance.

    c. **Front Yards and Building Orientation.** All buildings shall have at least one primary pedestrian entrance along the frontage orientated toward the primary adjoining street. The Project is consistent with these standards as the residences are located along the perimeter of the designated front property line along Painter Avenue and the units along Rainier Avenue will also be orientated towards the public street.

    d. **Canopy Trees.** A development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area to the street. The Project is consistent with these standards, as a total of 11 trees along the designated front property line and reverse corner property line shall be planted and shall be verified prior to building permit issuance.

    e. **Ground Floor Treatments**. All street-facing buildings shall have at least one primary pedestrian entrance orientated to the right-of-way from the front yard or if proposed from an Interior courtyard, an entrance that may face the courtyards and

be lit with minimum of one light fixture. The Project will be verified through future approvals prior to building permit issuance.

f. **Entryway Articulation.** All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520.E (Entryway Articulation Strategies. The Project will be verified through future approvals prior to building permit issuance.

g. **Ground Floor Privacy.** All residences shall mitigate privacy concerns for residences by implementing two strategies per Table 22.140.520-F (Entryway Privacy Mitigation Strategies). A request is for a reduction of two ground floor privacy strategies to one. The Project will be verified through future approvals prior to building permit issuance.

h. **Articulation and Architectural Strategies**. Ground floor privacy strategies for multi-unit (private entry) residences require two strategies of Table 22.140.520.G (Articulation and Architectural Detailing Strategies). The Project will be verified through future approvals prior to building permit issuance.

i. Building Façade Details. All buildings shall include a minimum of two materials, colors, or textures along façades and as listed in the RDSO. The Project will be verified through future approvals prior to building permit issuance.

j. Balconies and Patios. Ground floor units shall provide private patios with a minimum 100 square feet and seven feet deep. The Project is consistent as modified with the related AHP. The request is for a reduction of the minimum depth to 4.5 feet. The Project will be verified through future approvals prior to building permit issuance.

k. **Walls and Fences (Transparency and Materials).** Any fence in the front yard setback over three feet shall be a minimum of 50 percent transparent along the frontage. The Project will be verified through future approvals prior to building permit issuance.

31. **PEDESTRIAN WALKWAYS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.380 (Condominium and Community Apartment Projects). County Code requires a five-foot walkway for direct access into the Project Site from any sidewalks along the project frontage, have a landscaped strip minimum of four feet in width along any common walkway that is adjacent to a fire lane, and if direct vehicle access to the garage parking for any unit is taken from a fire lane, the common walkway and/or main entrance to the unit shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. The Project will provide five-foot-wide pedestrian walkways into and throughout the development. The walkway is provided along the perimeter of the Project with internal walkways to Painter and Rainier Avenues.

32. **ON-SITE TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees). In addition to the requirements of Section 21.32.160 (Street Tree Planting), the Applicant shall 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. The Project requires a total of 10 trees to be planted based on the property's front yard property line along Painter Avenue, planted no greater than 25 feet apart within four feet of the front yard setback areas. Given driveway access and line-of sight restrictions required by Public Works, 11 trees shall be planted along both Painter and Rainier Avenues, to be verified prior to final map recordation.

33. **STORAGE AREAS FOR TRASH AND RECYCLING**. The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project will provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area so long as it is not located within the required vehicle parking spaces. Vehicle parking spaces shall be either 8.5 feet by 36 feet for tandem spaces or 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up, they must be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access.

34. **PUBLIC ART IN PRIVATE DEVELOPMENT PROGRAM.** The Commission finds that this Project is required to comply with Section 22.246.090 (Public Art in Private Development Program), which will require the installation of public art on the project site or payment of an in-lieu fee (one percent of the building valuation of the project) prior to building permit issuance.

35. **INCLUSIONARY HOUSING.** The Commission finds that the Project is consistent with County Code Section 22.120.030 (Density Bonus Applicability) and AB1287. The Project must provide the required number of set-aside affordable units to allow for an additional number of units. As part of the related AHP, the Project includes 19 additional units, 11 units under the DBO and eight units per AB1287. The Project is required to provide 10 affordable set-aside units, seven units at 80 percent AMI (Lower Income) level and three units at 120 percent AMI (moderate income).

36. **DENSITY BONUS.** The Commission finds that the Project is consistent with County Code Section 22.120.030 (Density Bonus Applicability) and AB1287. The Project must provide the required number of set-aside affordable units to allow for an additional number of units. As part of the related AHP, the Project includes 19 additional units which allows 11 units under the DBO and eight units per AB1287, and requires 10 affordable units to be set aside, seven units at 80 percent AMI (Lower Income) level and three units at 120 percent AMI (moderate income).

37. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Project does not include rental replacement units pursuant to County Code Chapter 22.119 (Affordable Housing Replacement), because there are no rental units. The existing SFR to be demolished was not tenant-occupied.

VESTING TENTATIVE TRACT MAP SPECIFIC FINDINGS

38. The Commission finds that this application submitted as a Vesting Tentative Tract Map shall be subject to County Code Section 21.38.060 (Vesting on Approval of Vesting Tentative Map).

39. **GENERAL PLAN CONSISTENCY. The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project is consistent with the use and density, with the H18 land use category, and supports affordable housing. The Project proposes attached residences, which provides a variety of housing types in the community.

40. **SUBDIVISION DESIGN AND IMPROVEMENT AND GENERAL PLAN CONSISTENCY. 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 is consistent with the goals and policies of the General Plan as it meets Goals Land Use Policies 3 and 3.1. The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is already surrounded by residential and commercial development. The Project Site is not located within a Significant Ecological Area, and no natural resources exist on the Project Site. The Project also meets Land Use Goal 4.1, and Housing Policy 3.1, as it is an infill project, as the one-acre property that previously was developed with a SFR, church and private school will now propose 46 units and is increasing the housing choices for home ownership in the neighborhood.

41. **SUITABILITY FOR DEVELOPMENT. The Commission finds that the site is physically suitable for this type of development.** The Project complies with the development standards of the R-2 zone as well as the development standards specified for townhouses, except as otherwise modified as part of the requested waivers in the related AHP.

42. **SUITABILITY FOR PROPOSED DENSITY. The Commission finds that the site is physically suitable for the proposed density of development.** The Project, inclusive of an affordable component, is consistent with the General Plan and AB1287 in terms of density as the DBO, as part of the related AHP is a program that implements the General Plan's Housing Element. The Project density is therefore eligible for a density bonus from 27 to 46 dwelling units as part of the related AHP and AB1287.

43. **ENVIRONMENT AND HABITAT. The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The Project Site is developed with a single-family residence in an urban area, and is not located within an adopted Significant Ecological Area and will not affect

any stream courses or high value riparian habitat. The Project proposes 46 attached townhouse-style condominium units within eight separate buildings on a previously developed site in an urban area.

44. **PUBLIC HEALTH. The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage disposal, storm drainage, fire protection, and geologic and soil factors are addressed in the recommended conditions of approval and the Project will be connected to public water and sewer as such factors have been considered and cleared by the Subdivision Committee.

45. **EASEMENTS. 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 design and development as set forth in the conditions of approval and shown on the tentative map and exhibit map provide adequate protection for any such easements.

ENVIRONMENTAL FINDINGS

46. The Commission finds that the Project qualifies as exempt from CEQA pursuant to AB 130 and the County environmental guidelines. The Project qualifies under the AB 130 Infill Housing Statutory Exemption because:
    A. The Project is consistent with the applicable General Plan and Zoning Ordinance, including that the R-2 (Two-Family Residence) zone allows for the proposed 46 townhouse-style condominiums. While the land use designation H18 (18 dwelling units per net acre) allows 27 dwelling units, the Applicant applied for a DBO per Section 22.120 (Density Bonus) and AB1287, which allows for an additional 19 units. The Project site meets the General Plan and Zoning requirements.
    B. The Project meets the minimum residential density requirements for infill housing as specified in AB 130, section 65583.2 of the Government Code, which requires at least 50 percent of the default density (30 dwelling units per acre) determined by AB 130, which requires at least 15 dwelling units. The Project proposes 46 dwelling units with a density bonus. The approval of a density bonus does not determine whether a project is inconsistent with the General Plan.
    C. The site is located within an urbanized area and is substantially surrounded by urban development or is a previously developed site as defined in AB130 and less than five acres. The Project Site has been previously developed with an urban area with an existing SFR, church and private school, and at least 75 percent of the perimeter of the site adjoins and is within a one-quarter-mile radius of parcels that are developed with urban uses. The Project Site is surrounded by single-family and two-family residential developments.
    D. The Project does not involve the demolition of a designated historic resource, nor is the site listed or eligible for listing in a local, state, or federal historic register. The existing single-family residence, church and private school to be demolished are not listed in the local, state, or federal historic register.

E. The Project Site is not identified as a hazardous materials site or REC, as documented in the submitted Phase I. The Project Site is not located in a coastal zone, not a hazardous waste site designated by the Department of Toxic Substances Control, not in a 100-year flood plain, not in a regulatory floodway, not identified for conservation, and not subject to a conservation easement. According to the Phase 1 dated January 6, 2025, the Project Site does not have any items listed as an REC.

F. The Project meets all applicable objective design, development, and environmental standards.

G. All tribal consultation requirements under AB 130 have been satisfied, including timely notification and completion of any requested consultation. The Gabrieleno Band of Mission Indians-Kizh Nation provided their recommendations for conditions of approval that have been included in the conditions of approval for this Project.

Based on these findings, staff concludes that the Project qualifies for the AB 130 Infill Housing Statutory Exemption, and no further environmental review is required under CEQA. Therefore, the Project is statutorily exempt.

ADMINISTRATIVE FINDINGS

47. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning, except where modified as part of the related AHP, and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

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

- Commission Hearing held on September 23, 2026.

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

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The map is consistent with the goals and policies of the General Plan.

B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.

C. The site is physically suitable for this type of development since the Project complies with all development standards of the R-2 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-2 zoning.

E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.

G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

H. It is necessary to provide tenant protections where the Applicant opts to lease all of the units rather than sell the units as is allowed under the Subdivision Map Act.

I. A covenant and agreement is needed to ensure potential tenants are provided 180 days written notice of intention to sell units prior to termination of tenancy due to the sale of the condominium unit.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 21080.01, Statutory Exemption.

2. Approves **VESTING TENTATIVE TRACT MAP NO. 84687 (RPPL2025001966)**, subject to the attached conditions.

ACTION DATE: September 23, 2026
JH:EGA:ML

09/23/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2025-001862
CONDITIONAL USE PERMIT NO. RPPL2025005299
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025001969

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on 15, September 23, 2026, in the matter of Project No. **PRJ2025-001862**, consisting of Conditional Use Permit ("CUP") No. RPPL2025005299, and Administrative Housing Permit ("AHP") No. RPPL2025001969. The CUP and AHP are referred to collectively as the "Project Permits." The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 84687 (RPPL2025001966) ("Vesting Map") ("Project").

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENTS REQUESTED.** The Applicant, Mark Currington ("Applicant"), requests the Project Permits to authorize the development of more than six townhouses in one building in the R-2 (Two-Family Residence) zone, and to allow a density bonus for an additional 19 units for the Project, by providing a 25 percent set aside for 10 units with seven at the lower income level [80 percent Area Median Income ("AMI")] and three at moderate income level (120 percent AMI). Waiver requests are for reductions to the front yard setback from 20 to six feet, reversed corner side yards from 10 feet to six feet, rear yard setback from 15 feet to 12.8 feet, increase in building height from 35 to 38 feet, reduction from two to one ground floor privacy strategy per the Residential Design Standards Ordinance ("RDSO"), and reduction of minimum patio depth from seven to 4.5 feet. This is pursuant to Los Angeles County Code ("County Code") Sections 22.18.040 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5), 22.158.050 (CUP Findings and Decision Requirements), and Chapters 22.121 (Inclusionary Housing) and 22.120 (Density Bonus) and California State Assembly Bill No. 1287 ("AB1287").

4. **RELATED ENTITLEMENT**. The Vesting Map is a related request to create one multi-family lot with 46 attached townhouse-style condominium units in eight detached buildings on 1.5 gross/net acres.

5. **LOCATION.** The Project is located at 13104 and 13118 Rainier Avenue, Whittier, within the Gateway Planning Area ("Project Site").

6. **PREVIOUS ENTITLEMENTS.** There were no previous planning approvals found. The existing singe-family residence ("SFR") was built in 1936, and the church and private school were built in 1939.

7. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, subdivider or successor in interest ("Applicant") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

8. **LOCATION.** The Project is located at 13104 and 13118 Rainier Avenue, Whittier, within the Gateway Planning Area ("Project Site").

9. **LAND USE DESIGNATION.** The Project Site is located within the H18 (Residential 18 - 0 to 18 Dwelling Units per Net Acre) land use category of the General Plan Land Use Policy Map.

10. **ZONING.** The Project Site is located within the Sunshine Acres Zoned District, which is currently zoned R-2.

11. **SURROUNDING LAND USES AND ZONING**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H18	R-2	SFRs, Two-Family Residences ("Two-Family") and Multi-Family Residences ("MFRs")
EAST	H18	R-2	SFRs, Two-Family, and MFRs
SOUTH	H18	R-2	SFRs, Two-Family, and MFRs
WEST	H18	R-2	SFRs, Two-Family, and MFRs

12. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 1.5 gross/net acres in size and consists of three parcels. The Project Site is a large square shape with flat topography and is developed with a vacant SFRs, detached two-car garage, church, and private school. There are no protected oak trees on the Project Site. All existing structures, fencing, trees, and vegetation will be removed. The front property line is considered Painter Avenue; therefore, this lot is considered a reversed corner lot.

B. Site Access and Internal Circulation

The Project Site is accessible via Painter Avenue, a 60-foot-wide public street as designated on the County Master Plan of Highways. The Project Site will be accessible via two entrances/exits on Painter Avenue. The Project includes two non-gated 26-foot-wide private driveways and fire lanes (Drives A and B) that are connected internally by another, third, private driveway and fire lane (Drive C), providing internal circulation on the Project Site. Drive A consists of a straight private driveway and fire lane along the northern portion of the Project Site, which provides access to 21 condominium units, guest parking spaces, and amenities within the Project Site. Drive B consists of a private driveway and fire lane along the southern portion of the Project Site, which connects to Drive C, to provide access to the remaining 25 condominium units. The Project Site is also served by four pedestrian walkways, two via Painter Avenue and two via Rainier Avenue. There are no other proposed access points to the Project Site. The Project provides a five-

foot-wide walkway throughout the Project Site, providing direct access to all units and to the private driveways and fire lanes.

C. Exhibit "A"
The Exhibit "A" dated April 8, 2026, depicts one lot with eight proposed buildings ranging from four to seven units. There are three different plan types for the townhouse units, ranging in size from 1,320 square feet to 1,479 square feet, with three bedrooms, private balconies and yards. The Project includes a total of 96 vehicular parking spaces, including a two-car garage for each unit, as well as four uncovered guest parking spaces. The Project also includes 54 total bicycle parking spaces, including eight short-term bicycle parking spaces and 46 long-term bicycle parking spaces. There are two common open space areas with landscaping on the 1.5 gross/net acre multi-family lot. There are six-foot-high fences/walls proposed along the rear and interior side property lines. The private driveways and fire lanes will not be gated.

D. Affordable Housing
The Project includes a total of 46 attached townhouse-style condominium units, 10 of which will be affordable, within eight separate buildings. The Project is subject to the IHO East Los Angeles/Gateway submarket, which requires a 20 percent set-aside for affordable units at an average 135 percent AMI. The Project requests additional units under the DBO at the 38.75 percent density bonus at 80 percent AMI (lower Income), which allows 11 additional units. In addition to the DBO, AB1287 allows an additional density bonus, if a housing development includes at least 24 percent of the units set aside are for lower income level housing. Since this Project proposes a 25 percent set-aside that includes lower income level units, the Project is eligible for an additional eight units, which allows for a total of 19 additional bonus units. Therefore, the Project includes 10 for-sale units with seven at the lower-income level (80 percent AMI) and three at the moderate-income-level (120 percent AMI), to meet the 25 percent set-aside and density bonus requirements for the additional 19 units pursuant to County Code Section 22.120.060 (Density Bonus) and AB1287. All affordable units will be evenly distributed throughout the project site and shall be constructed in the same manner and quality as all the other non-restricted 36 market-rate units in terms of architecture, landscaping, and amenities. The Applicant also requests a waiver of development standards as follows:

1. Yard Setbacks. Per County Code Section 22.18.040 (Development Standards for Residential Zones), the minimum yard depths for front yards are 20 feet, 10 feet for reverse-corner side yards, five feet for interior side yards, and 15 feet for rear yards. The Project requests a reduced front yard setback from 20 feet to six feet, reduced reverse-corner side yard from 10 feet to six feet, and the rear yard setback from 15 feet to 12.8 feet.
2. Building Height. Per County Code Section 22.18.040, the maximum height shall not exceed a height of 35 feet above grade. The request is an increase in the maximum allowable building height from 35 to 38 feet.

3. Ground Floor Strategies. Per the RDSO, developments must implement at least two of the strategies listed in Table 22.140.520-F (Entryway Privacy Mitigation Strategies). A request is for the reduction of two to one ground floor privacy strategies.
4. Ground Floor Units. Per the RDSO, residential units shall provide private patios for a minimum of 25 percent of those units, and each patio shall be a minimum of 100 square feet in area and 7 feet deep. The request is for a reduction of the minimum depth to 4.5 feet.

This Project is categorized as multi-unit, private entry residences and must adhere to 22.140.520.G (Articulation and Architectural Detailing Strategies). These are ground-level, private entry-accessible units; the private space requirements have been met by the proposed private yard areas. All other required development standards not proposed to be waived as part of the AHP, will be required to be consistent with requirements and will be verified through future approvals prior to building permit issuance.

E. Parking

The Project will provide a total of 96 parking spaces, 92 of which will be covered and reserved for residents and four will be uncovered and reserved for guests. All 92 parking spaces reserved for residents are contained within the individual two-car garages in each of the 46 condominium units. Guest parking spaces are provided in two locations within the Project Site along the private driveways and fire lanes. Two guest standard parking spaces are between Buildings No. 4 and No. 5, and the other two guest standard parking spaces are between Building No. 4 and No. 6. Bicycle parking per Table 22.112.100-A (Minimum Required Bicycle Parking Spaces) requires one short-term bicycle parking space for every 10 dwelling units and one long-term bicycle parking space for every two dwelling units. Therefore, the required number of short-term bike parking spaces is four short-term and for long-term bike parking spaces is 23. The Project exceeds these requirements as it includes eight short-term bike parking spaces and 46 long-term bike parking areas.

F. Storage Enclosure Requirements for Recycling and Solid Waste

While trash and recycling requirements are not approved through the Tentative Map process, the Project was reviewed for compliance based on the review of the conceptual locations. County Code Sections 22.132.010 (Purpose) and 22.132.020 (Applicability) requires that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated 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 in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations, excluding compact lot subdivision and single-family residential subdivision. The Project is for 46 attached condominium units. While these are SFRs this Project is considered a multi-family subdivision and therefore is subject to these requirements. Per the requirements, the storage area shall be accessible to residents, employees, and refuse and recycling haulers at all times.

The storage areas shall be located within the same enclosure, unless the Director of County Department of Regional Planning ("LA County Planning") determines that extraordinary circumstances prevent collating containers within one enclosure, thereby necessitating multiple enclosures, or when the storage area is located outside of a building, it shall be located in the rear portion of the lot, wherever feasible, or adjacent to an alley if the lot is bordered by an alley. The Project Site indicates that trash and recycling areas will be located within each of the two-car garages for each dwelling, as long as it does not block access, and provides 27 square feet of storage area. The Applicant received correspondence from the County Department of Public Works ("Public Works") Environmental Programs Division stating that this alternative area to this section's requirements would be allowed. The storage areas must not be located within the required vehicle spaces, and when moved for trash collection, they may not be located within any area designated for pedestrians and vehicle access. The Project Site will maintain these designated areas free and clear of trash and recycling receptacles.

G. Public Art in Private Development
The Project includes 46 residential units. A development project resulting in the creation of 30 or more dwelling units, including mixed-use developments, subdivisions, common-interest developments, or multi-family housing, will be required to incorporate works of publicly accessible art in private development. Per County Code Section 22.246.090 (Public Art in Private Development Program) the residential development with a building valuation of $750,000 or greater. The $750,000 building valuation eligibility threshold shall be adjusted on March 1, 2026, and annually thereafter, based on the changes to the Consumer Price Index of the preceding year. As an alternative, rather than providing Public Art pursuant to County Code Section 22.246.090.E.1 (Establishment of Public Art in Private Development Program), the Applicant provides an In-Lieu Fee, pursuant to the same Subsection E.1, and the value of such Public Art is less than one percent of the building valuation. The In-Lieu Fee shall be the difference between one percent of the building valuation and the Public Art to be deposited into the Public Art in Private Development Fund ("PAPD").

13. **CEQA DETERMINATION.**
Prior to the Commission's public hearing on the Project, LA County Planning Staff determined that this Project qualifies as a Statutory Exemption pursuant to CEQA Guidelines, Public Resources Code 21080.01 ("AB 130") and the County environmental guidelines. The Project qualifies under the AB 130 Infill Housing Statutory Exemption because:

A. The Project is consistent with the applicable General Plan and Zoning Ordinance, including that the R-2 (Two-Family Residence) zone allows for the proposed 46 townhouse-style condominiums. While the land use designation H18 (18 dwelling units per net acre) allows 27 dwelling units, the Applicant applied for a DBO per

Section 22.120 (Density Bonus) and AB1287, which allows for an additional 19 units. The Project site meets the General Plan and Zoning requirements.

B. The Project meets the minimum residential density requirements for infill housing as specified in AB 130, section 65583.2 of the Government Code, which requires at least 50 percent of the default density (30 dwelling units per acre) determined by AB 130, which requires at least 15 dwelling units. The Project proposes 46 dwelling units with a density bonus. The approval of a density bonus does not determine whether a project is inconsistent with the General Plan.
C. The site is located within an urbanized area and is substantially surrounded by urban development or is a previously developed site as defined in AB 130 and less than five acres. The Project Site has been previously developed with an urban area with an existing SFR, church and private school, and at least 75 percent of the perimeter of the site adjoins and is within a one-quarter-mile radius of parcels that are developed with urban uses. The Project Site is surrounded by single-family and two-family residential developments.
D. The Project does not involve the demolition of a designated historic resource, nor is the site listed or eligible for listing in a local, state, or federal historic register. The existing single-family residence, church and private school to be demolished are not listed in the local, state, or federal historic register.
E. The Project Site is not identified as a hazardous materials site or recognized environmental condition ("REC"), as documented in the submitted Phase I Environmental Site Assessment ("Phase 1"). The Project Site is not located in a coastal zone, not a hazardous waste site designated by the Department of Toxic Substances Control, not in a 100-year flood plain, not in a regulatory floodway, not identified for conservation, and not subject to a conservation easement. According to the Phase 1 dated January 6, 2025, the Project Site does not have any items listed as an REC.
F. The Project meets all applicable objective design, development, and environmental standards.
G. All tribal consultation requirements under AB 130 have been satisfied, including timely notification and completion of any requested consultation. The Gabrieleno Band of Mission Indians-Kizh Nation provided their recommendations for conditions of approval that have been included in the conditions of approval for this Project.

Based on these findings, staff conclude that the Project qualifies for the AB 130 Infill Housing Statutory Exemption, and no further environmental review is required under CEQA. Therefore, the Project is statutorily exempt.

14. **COMMUNITY OUTREACH.** The Applicant did not perform any community outreach.

15. **PUBLIC COMMENTS.** Staff did not receive any public comments at the time of this report.

16. **AGENCY RECOMMENDATIONS.**
    A. County Subdivision Committee: Recommended approval on Exhibit "A" dated April 8, 2026.

    B. Los Angeles County Development Authority ("LACDA") issued its recommendations for conditions of approval in a letter dated June 23, 2026.

17. **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. This included mailings, newspaper publication (Whittier Daily News), and property. On August 13, 2026, Staff mailed a total of 121 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. This mailing also included notices to those on the courtesy mailing list for the Sunshine Acres Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

18. **LAND USE POLICY.** The Commission finds that the Project is consistent with the following policies of the General Plan's Land Use and Housing Elements, as the Project provides 46 dwelling units (36 market-rate units and 10 affordable units):

    Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas.

    Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

    The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is already surrounded by residential and commercial development. The Project Site is not located within a Significant Ecological Area, and no natural resources exist on the site.

    Goal LU 4: 1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

    The 1.5-gross/net acre property is developed with a SFR, detached garage, church, and private school. Based on the property's size and land use designation, the baseline density is 18 units, and with a density bonus (19 units), resulting in a total unit count of 46 units. This is a net gain of 45 units as there was only one unit, previously. The 46-unit residential Project shall provide 10 affordable units.

Housing Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

The Project includes townhouse-style condominiums within a land use category intended for the development of SFRs and Two-Family. The housing development also includes 10 affordable units, seven at the lower-income level (80 percent AMI) and three at the moderate-income level (120 percent AMI).

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

19. **REVIEW AUTHORITY.** The Commission finds that the Commission is the review authority when a discretionary application is filed concurrently with an application for an Administrative Housing Permit. This AHP is filed concurrently with a Vesting Tentative Tract Map application.

20. **DECISION.** The Commission finds that when an application meets all the requirements for an Administrative Housing Permit, that application shall be approved.

21. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-2 zoning classification as townhouses are permitted in such zone with a ministerial site plan review, if they meet certain criteria including the lot is outside of a Very High Fire Hazard Severity zone ("VHFHSZ"), outside of a Coastal Zone, outside of a Significant Ecological Area, outside of a Hillside Management Area, outside of the 70 or above decibel Community Noise Equivalent Level of an Airport Influence Area, nor more than six townhomes in one building and served by the public sewer system and fronting a public highway or street pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5) zoning table. This Project complies with all other noted requirements, except that the Project requires a CUP to allow more than six units. A CUP has been requested.

22. **NUMBER OF TOWNHOUSES.** The Commission finds that the Project is consistent with the development standards identified in County Code Section 22.140.660 B.2 (Number of Townhouses), which allows the maximum number of townhouses contained within a single building as six, as modified with the CUP. Building Nos. 1, 2, 7, and 8 contain seven units and thus a CUP is required for the development of townhouses of more than six units in one building. All other proposed townhouse-style buildings within the Project are in compliance.

23. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and width - Requirements generally) and 22.110.130 (Required Area and Width. The lot shall have a minimum area of 5,000 square feet, and the required width shall be at least 50 feet. The lot area is 1.5 acres, and the lot width is 250 feet.

24. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage). The lot

frontage at the right-of-way shall be 40 feet or more. The property fronts two rights-of-way and Painter Avenue has been designated as the front property line.

25. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the yard setback requirements for front, interior side, reverse corner side, and rear yard requirements as modified through the related AHP. The Project is consistent with the required interior side yard requirement of five feet since it provides a five-foot-wide setback. However, the Project modifies the standards identified in County Code Section 22.18.040 (Development Standards for Residential Zones), which require a 20-foot-wide front-yard setback, a 10-foot-wide reverse corner side-yard setback, and a 15-foot-wide rear-yard setback, allowing a six-foot front yard, six-foot reverse corner side yard, and a 12.8-foot rear yard setback.

26. **HEIGHT.** The Commission finds that the Project's modification of the building height is consistent with the applicable DBO as part of the related AHP. The Project modifies the standards identified in County Section 22.18.040 (Development Standards for Residential Zones), which establishes a maximum height of 35 feet. As a waiver of development standards, under applicable DBO as part of the related AHP, the Project requests a 38-foot-high building height, which is three feet above the maximum height permitted.

27. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings). The minimum distance of 10 feet shall be required between all main residential buildings on the same lot. The building separation distances all exceed this requirement, ranging from 11 to 24 feet.

28. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code with the 22.110.070 (Fences and Walls), requiring a maximum height of six feet for fences and walls along the rear and interior side property lines and 3.5 feet in the front yard and reverse corner side yard setback, which will be verified through future approvals prior to building permit issuance.

29. **PARKING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.112.070 (Required Parking Spaces). Each unit will provide two covered standard spaces. The Project provides two parking spaces within each unit's garage for a total of 92 covered spaces. Guest parking requirements follow the multi-family parking guidelines, which require that one parking space be provided for every 10 units for projects with more than 10 units. Therefore, for 46 units a total of four guest parking spaces is required and a total of four uncovered guest parking spaces including one accessible parking space, for a total of 96 vehicle parking spaces. Short-term and long-term bicycle parking requires one short-term for every 10 units and one long-term for every two dwelling units. The Project proposes eight short-term and 46 long-term bicycle parking spaces which exceed the minimum requirements for four short- term and 23 long-term bicycle parking spaces. Long-term bicycle parking areas may not be located within the required vehicle parking spaces,

and all vehicle parking, and bicycle parking, will be verified through future approvals prior to building permit issuance.

30. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Items Required for Tract Maps). The total amount of grading proposed is 1,000 cubic yards ("cy"), including 500 cy of cut, 200 cy of fill, and 300 cy to be exported off-site. The Project will also provide a Tribal Monitor before any ground disturbance shall occur.

31. **RESIDENTIAL DESIGN.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.520 (Residential Design Standards) except for those as modified with the related AHP. Each unit is considered a multi-unit, private-entry, ground level residences per the RDSO. Each unit shall comply with all RDSO including the following requirements except as otherwise modified with the related AHP.

    a. **Building Site and Access**. All buildings shall have a minimum of one direct pedestrian pathway from all adjoining street sidewalks or public rights-of-way where sidewalks are not present to the front entrance of the buildings, courtyards, or individual units facing the street. The Project is consistent as all units are accessible from a pedestrian walkway from the public right-of-way or an internal walkway that connects to the public walkways and shall be verified through future approvals prior to building permit issuance.

    c. **Front Yards and Building Orientation.** All buildings shall have at least one primary pedestrian entrance along the frontage orientated toward the primary adjoining street. The Project is consistent with these standards as the residences are located along the perimeter of the designated front property line along Painter Avenue and the units along Rainier Avenue will also be orientated towards the public street.

    d. **Canopy Trees.** A development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area to the street. The Project is consistent with these standards, as a total of 11 trees along the designated front property line and reverse corner property line shall be planted and shall be verified prior to building permit issuance.

    e. **Ground Floor Treatments**. All street-facing buildings shall have at least one primary pedestrian entrance orientated to the right-of-way from the front yard or if proposed from an Interior courtyard, an entrance that may face the courtyards and be lit with minimum of one light fixture. The Project will be verified through future approvals prior to building permit issuance.

    f. **Entryway Articulation.** All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520.E (Entryway

Articulation Strategies. The Project will be verified through future approvals prior to building permit issuance.

g. **Ground Floor Privacy.** All residences shall mitigate privacy concerns for residences by implementing two strategies per Table 22.140.520-F (Entryway Privacy Mitigation Strategies). A request is for a reduction of two ground floor privacy strategies to one. The Project will be verified through future approvals prior to building permit issuance.

h. **Articulation and Architectural Strategies**. Ground floor privacy strategies for multi-unit (private entry) residences require two strategies of Table 22.140.520.G (Articulation and Architectural Detailing Strategies). The Project will be verified through future approvals prior to building permit issuance.

i. **Building Façade Details**. All buildings shall include a minimum of two materials, colors, or textures along façades and as listed in the RDSO. The Project will be verified through future approvals prior to building permit issuance.

j. **Balconies and Patios.** Ground floor units shall provide private patios with a minimum 100 square feet and seven feet deep. The Project is consistent as modified with the related AHP. The request is for a reduction of the minimum depth to 4.5 feet. The Project will be verified through future approvals prior to building permit issuance.

k. **Walls and Fences (Transparency and Materials).** Any fence in the front yard setback over three feet shall be a minimum of 50 percent transparent along the frontage. The Project will be verified through future approvals prior to building permit issuance.

32. **PEDESTRIAN WALKWAYS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.380 (Condominium and Community Apartment Projects). County Code requires a five-foot walkway for direct access into the Project Site from any sidewalks along the project frontage, have a landscaped strip minimum of four feet in width along any common walkway that is adjacent to a fire lane, and if direct vehicle access to the garage parking for any unit is taken from a fire lane, the common walkway and/or main entrance to the unit shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. The Project will provide five-foot-wide pedestrian walkways into and throughout the development. The walkway is provided along the perimeter of the Project with internal walkways to Painter and Rainier Avenues.

33. **ON-SITE TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees). In addition to the requirements of Section 21.32.160 (Street Tree Planting), the Applicant shall 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. The Project requires a total of 10 trees to be planted based on the property's front yard property line along Painter Avenue, planted no greater than 25 feet apart within four feet of the front yard setback areas. Given driveway access and line-of sight restrictions required by Public Works, 11 trees shall be planted along both Painter and Rainer Avenues, to be verified prior to final map recordation.

34. **STORAGE AREAS FOR TRASH AND RECYCLING**. The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project will provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area so long as it is not located within the required vehicle parking spaces. Vehicle parking spaces shall be either 8.5 feet by 36 feet for tandem spaces or 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up, they must be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access.

35. **PUBLIC ART IN PRIVATE DEVELOPMENT PROGRAM.** The Commission finds that this Project is required to comply with Section 22.246.090 (Public Art in Private Development Program), which will require the installation of public art on the project site or payment of an in-lieu fee (one percent of the building valuation of the project) prior to building permit issuance.

36. **INCLUSIONARY HOUSING.** The Commission finds that the Project is consistent with the County Code Chapter 22.121 (Inclusionary Housing). Per the IHO, a project must provide at least 20 percent of the baseline units, which is 27 for this Project, based on the East Los Angeles/Gateway submarket area. This results in the required six-unit set aside at an average affordability of 135 percent. However, since the Project includes a density bonus request, the Project exceeds this requirement, and includes 10 affordable units in all, seven units at 80 percent AMI (Lower Income) level and three units at 120 percent AMI (moderate income).

37. **DENSITY BONUS.** The Commission finds that the Project is consistent with County Code Section 22.120.030 (Density Bonus Applicability) and AB1287. The Project must provide the required number of set-aside affordable units to allow for an additional number of units. As part of the related AHP, the Project includes 19 additional units, 11 units under the DBO and eight units per AB1287. The Project is required to provide 10 affordable set-aside units, seven units at 80 percent AMI (Lower Income) level and three units at 120 percent AMI (moderate income).

38. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Project does not include rental replacement units pursuant to County Code Chapter 22.119

(Affordable Housing Replacement), because there are no rental units. The existing SFR to be demolished was not tenant-occupied.

CONDITIONAL USE PERMIT FINDINGS

39. The Commission finds that the proposed use will be consistent with the adopted General Plan. The Project complies with the General Plan as a CUP is required for the number of townhouses that exceed six units in one building. Building No. 1 includes seven units (Unit Nos. 1 through 7), Building No. 2 includes seven units (Unit Nos. 8 through 14), Building No. 7 includes seven units (Unit Nos. 33 through 39), and Building No. 8 includes seven units (Unit Nos. 40 through 46).

40. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project Site is developed with an owner-occupied single-family residence, church and private school. The proposed use will be residential. The Project includes townhouse-style units that require the CUP to allow more than six units in one building. The Project will not adversely affect the health, peace, comfort or welfare of persons residing in the area. The Project is consistent with the neighboring properties that have multiple residential units.

41. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is square-shaped and 1.5 acres in size, which is sufficiently adequate to accommodate the yards, walls, fences, parking, landscaping, other development features, and the proposed number of units in each building required by the County Code and as modified through the AHP. The Project complies with all development standards set forth by the County Code and as allowed and through the CUP, the number of units allowed in one building.

42. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site and the proposed number of units in each building as allowed through the CUP is adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate because the Project Site is an urban infill site and located on Rainier and Painter Avenue, which are both paved and improved 60-foot-wide Secondary Highways as designated on the County Master Plan of Highways. Public Works did not review a traffic impact analysis as it met requirements per AB130 to be exempt from further traffic analysis.

ADMINISTRATIVE HOUSING PERMIT FINDINGS

43. **Review Authority. The Commission finds that the Commission is the review authority when a discretionary application is filed concurrently with an application for an Administrative Housing Permit.** This AHP is filed concurrently with a Vesting Tentative Tract map and CUP application.

ENVIRONMENTAL FINDINGS

44. The Commission finds that the Project qualifies as exempt from CEQA pursuant to AB 130 and the County environmental guidelines. The Project qualifies under the AB 130 Infill Housing Statutory Exemption because:
    A. The Project is consistent with the applicable General Plan and Zoning Ordinance, including that the R-2 (Two-Family Residence) zone allows for the proposed 46 townhouse-style condominiums. While the land use designation H18 (18 dwelling units per net acre) allows 27 dwelling units, the Applicant applied for a DBO per Section 22.120 (Density Bonus) and AB1287, which allows for an additional 19 units. The Project site meets the General Plan and Zoning requirements.
    B. The Project meets the minimum residential density requirements for infill housing as specified in AB 130, section 65583.2 of the Government Code, which requires at least 50 percent of the default density (30 dwelling units per acre) determined by AB 130, which requires at least 15 dwelling units. The Project proposes 46 dwelling units with a density bonus. The approval of a density bonus does not determine whether a project is inconsistent with the General Plan.
    C. The site is located within an urbanized area and is substantially surrounded by urban development or is a previously developed site as defined in AB130 and less than five acres. The Project Site has been previously developed with an urban area with an existing SFR, church and private school, and at least 75 percent of the perimeter of the site adjoins and is within a one-quarter-mile radius of parcels that are developed with urban uses. The Project Site is surrounded by single-family and two-family residential developments.
    D. The Project does not involve the demolition of a designated historic resource, nor is the site listed or eligible for listing in a local, state, or federal historic register. The existing single-family residence, church and private school to be demolished are not listed in the local, state, or federal historic register.
    E. The Project Site is not identified as a hazardous materials site or REC, as documented in the submitted Phase I. The Project Site is not located in a coastal zone, not a hazardous waste site designated by the Department of Toxic Substances Control, not in a 100-year flood plain, not in a regulatory floodway, not identified for conservation, and not subject to a conservation easement. According to the Phase 1 dated January 6, 2025, the Project Site does not have any items listed as an REC.

F. The Project meets all applicable objective design, development, and environmental standards.

G. All tribal consultation requirements under AB 130 have been satisfied, including timely notification and completion of any requested consultation. The Gabrieleno Band of Mission Indians-Kizh Nation provided their recommendations for conditions of approval that have been included in the conditions of approval for this Project.

Based on these findings, staff concludes that the Project qualifies for the AB 130 Infill Housing Statutory Exemption, and no further environmental review is required under CEQA. Therefore, the Project is statutorily exempt.

ADMINISTRATIVE FINDINGS

45. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning, except where modified as part of the related AHP, and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

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

- Commission Hearing held on September 23, 2026.

47. **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 proposed use, with the attached conditions of approval, will be consistent with the adopted General Plan.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features

prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. That the application meets all the requirements for an Administrative Housing Permit.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 21080.01, Statutory Exemption.

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025005299** and **ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025001969**, subject to the attached conditions.

ACTION DATE: September 23, 2026

JH:EGA:ML
09/23/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-001862
VESTING TENTATIVE TRACT MAP NO. 84687 (RPPL2025001966)

PROJECT DESCRIPTION

The project is a new multi-family lot with 46 new townhouse-style condominium units within eight buildings on 1.5 gross/net acres in the R-2 Zone. The project includes a density bonus for 19 additional units in return for setting aside seven affordable for-sale units at the lower-income level (80 percent the Area Median Income ("AMI") and three affordable for-sale units at the moderate-income level (120 percent AMI) and to allow more than six units in one townhouse building, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Applicant.** Unless otherwise apparent from the context, the term "Applicant" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6 and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. **Indemnification**. The Applicant 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 Applicant of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant 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 Applicant or the Applicant's counsel.

A. If, during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant 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 Applicant, 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 Applicant according to County Code Section 2.170.010 (Fees for Providing County Records).

7. **Expiration. Vesting Tentative Tract Map No. 84687 shall expire on September 23, 2028.** 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. **Exhibit Map**. 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, a modified Exhibit Map shall be submitted to LA County Planning by **November 23, 2026.**

9. **Amended Exhibit Map**. In the event that subsequent revisions to the approved Exhibit Map are submitted, the Applicant shall submit the proposed plans to the Subdivision Committee 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 the applicable fee for such revision.

10. **Conditions Compliance**. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Applicant 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 Applicant from compliance with these conditions and applicable regulations.

11. **Inspection Fees**. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in

violation of any one of the conditions of this grant, the Applicant 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 $**470.00** per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Applicant pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Applicant upon request.

12. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Applicant 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 Applicant shall provide proof of payment upon request from LA County Planning.

13. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Applicant to cease any development or activity not in full compliance shall be a violation of these conditions and result in revocation.

14. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

15. **County Public Works Requirements**. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

16. **Compliance to County Code Title 21 and Title 22.** All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.

17. **Maintenance**. The Applicant shall maintain the subject property in a neat and orderly fashion. The Applicant shall maintain free of litter all areas of the premises over which the Applicant has control.

18. **Graffiti.** 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the Applicant shall remove or cover said markings, drawings, or signage within 48 hours, 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.

VESTING TENTATIVE TRACT MAP SPECIFIC CONDITIONS

19. **Scope of Approval.** This grant shall authorize the creation of one multi-family lot with 46 townhouse-style condominium units as depicted on the Vesting Tentative Tract Map and Exhibit Map dated April 8, 2026.

20. **Compliance with County Code and the Subdivision Map Act.** The Applicant shall conform to the requirements of the Subdivision Map Act.

21. **Conditions.** Except as expressly modified herein, this approval is subject to all conditions listed in the attached Subdivision Committee Reports (Vesting Tentative Tract Map dated April 8, 2026), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

22. **County Development Authority ("LACDA") Conditions.** If the project includes a density bonus and/or affordable housing with an approval letter from LACDA. This approval is subject to the requirements as outlined in the LACDA letter dated June 23, 2026.

23. **Signage**. Prior to the issuance of building permits, the Applicant shall post on the private driveways and fire lanes: “No Parking-Fire Lane”, unless designated parking otherwise permitted. The Applicant will provide proof of completion with photos of the installations.

Grading

24. **Grading**. The Applicant shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

PRIOR TO RECORDATION OF A FINAL MAP

On-Site Tree Planting

25. **On-Site Tree Planting**. The Applicant shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size, and species of the tree plantings required by this grant. The Applicant shall post a bond guaranteeing

performance of work with Public Works, or provide other proof of plantings to the satisfaction of the Director. The Project shall require 11 trees to be planted along the street frontages of Painter Avenue and Rainier on the Project Site within the first four feet within the front yard and reverse corner side yard setback areas.

Condominiums

26. **Condominium Project Details**. The Applicant 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 46 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.

27. **Covenant and Agreement for Condominium Project**. Prior to final map recordation, the Applicant shall submit a draft covenant and agreement that if units are first rented, to provide tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The Applicant shall record said covenant and agreement concurrently with the recordation of the final map.

Covenants, Conditions, and Restrictions ("CC&Rs")

28. **Copy of CC&Rs.** The Applicant shall submit a copy of the project's 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.

29. **Maintenance Requirements in CC&RS.** The Applicant shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to private driveways and fire lanes (including prohibition of gates), walkways, lighting system along all walkways, landscaping (including all front yard trees), irrigation systems, wall, fence, and recreation area, to the satisfaction of the Director.

30. **Reserved Resident/Guest Rights in CC&Rs.** The Applicant shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the guest parking, private driveways, and fire lanes for access into and out of the subdivision.

Driveway Conditions

31. The private driveways shall be labeled as Private Driveways and Fire Lanes on the Exhibit Map.

32. **Performance Bonds for Private Driveways and Fire Lanes.** The Applicant shall construct or bond with Public Works for the private driveways and fire lanes, complying with paving design and widths, as depicted on the approved Exhibit Map dated April 8, 2026, or an Amended Exhibit Map approved by the Director.

33. **Ungated Private Driveways.** The private driveway shall not be gated. For condo developments or if there is a reciprocal access easement, gated vehicular access shall be listed as a prohibition within the CC&Rs.

34. **No Parking-Fire Lane Posting.** If private driveway and fire lanes are constructed prior to recordation of the final map, the Applicant shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted.

35. **Enforcement and Maintenance for Private Driveways.** The Applicant shall provide for continued enforcement in the CC&Rs. The Applicant shall submit a draft copy of the CC&Rs to LA County Planning for review and approval.

Existing Structures

36. **Proof of Demolition.** The Applicant shall obtain demolition permits from Public Works, Building and Safety Division to demolish the existing residence and any accessory structures located within the Project Site as delineated on the Vesting Tentative Tract Map dated April 8, 2026. The Applicant shall provide photographs and/or other evidence satisfactory to the Director that the structures in question have been removed.

37. **Fences and Walls.** The Applicant shall provide proof that non-compliant fences/walls have been removed, replaced, and brought into compliance with Title 22 (Planning and Zoning) of the County Code.

Trash and Recycling

38. **Storage Areas for Trash and Recycling Collection**. The Applicant shall comply with County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project shall provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area, but it may not be located within the required vehicle parking spaces. Vehicle parking spaces shall be either 8.5 feet by 36 feet for tandem spaces or 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, employees, and the refuse and recycling haulers at all times, and when trash and recycling receptacles are relocated for pick-up, they shall be accessible to residents, employees, and the refuse and recycling haulers at all times, and they may not be located within the required areas for pedestrian and vehicle access. Prior to Final Map Recordation a Revised Exhibit "A" shall be submitted to review the relocation of the receptacles on trash collection day.

Public Art

39. **Covenant for Public Art**. An Applicant shall decide between the In-Lieu Fee or Public Art Installation as indicated in County Code Section 22.246.090 (Public Art in Private Development Program) ("PAPD"). Prior to final map recordation, a covenant shall be required to ensure compliance and provided to LA County Planning. Once an Applicant elects to fulfill the PAPD requirements by either the In-Lieu Fee or Public Art Installation, the Department of Arts and Culture ("Arts and Culture") will administer the PAPD.

40. **In-Lieu Fee for Public Art**. As an alternative to providing Public Art, the Applicant may pay a fee to be deposited in the PAPD Fund equal to one percent of the building valuation of a development project. Alternatively, if the Developer provides Public Art as described above, and the value of such Public Art is less than one percent of the building valuation, the Applicant shall pay the difference between one percent of the building valuation and the Public Art to the PAPD Fund. Prior to final map recordation, the Applicant shall provide proof of payment of the PAPD in-lieu fee, pursuant to Chapter 22.246.090 (PAPD) if not providing an approved cultural facility or structure or art installation as part of the development project as administered by Arts and Culture.

41. **Public Art Plan**. Prior to the issuance of any building permit(s), the Applicant shall first submit to Arts and Culture, an Art Plan with a proposal committing the Applicant to comply with the Program Requirements and must be approved prior to submitting for approval and incorporation of the approved cultural facility or structure or art installation into the Project site plan that is approved by LA County Planning. The Public Art should also be noted on a Revised Exhibit "A", as part of the Project's review for the construction of the units with LA County Planning.

42. **Satisfaction of PAPD Program Requirements.** The Applicant shall satisfy all of the requirements of the PAPD Program for the Project as a whole prior to the issuance of the first building permit.

Tribal Cultural Resources

43. **Tribal Monitor.** Prior to the commencement of any ground disturbance activities, the Applicant shall retain a qualified Tribal monitor(s) ("Tribal Monitor") who is approved by the Gabrieleno Band of Mission Indians – Kizh Nation ("Tribe") to provide tribal monitoring/consulting services. The term "ground disturbance activities" refer to activities that may include demolition resulting in ground disturbance, clearing vegetation, pavement removal, grading, excavation, trenching, drilling, and potholing/auguring within the Project Site and off-site areas as included in the project description. Prior to the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity, the Applicant shall submit a copy of the executed monitoring agreement with the Tribe to the LA County Planning.

44. **Tribal Cultural Resources Monitoring Plan.** Prior to the commencement of any ground disturbance activities, the Applicant or its consultant shall prepare and submit a Tribal Cultural Resources Monitoring Plan ("Monitoring Plan") to the Tribe for review

and LA County Planning for approval at least 30 days before those activities commence. The Monitoring Plan shall include methods for monitoring ground disturbance activities; procedures to follow when resources are discovered; protocol for identifying and evaluating tribal cultural resources; and proposed measures to mitigate potential impacts to tribal cultural resources to less than significant as provided in Condition No. 46 (Discovery of Tribal Cultural Resources).

45. **Tribal Monitoring**. The Tribal Monitor shall be present to monitor all project ground disturbance activities for the presence of tribal cultural resources. The Tribal Monitor shall complete a daily log documenting all ground disturbance activities, the locations where those activities occurred, the types of soils involved, any tribal cultural resources encountered, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Copies of monitor logs shall be provided to the Applicant/LA County Planning upon request from the Tribe. Monitoring shall end when ground disturbance activities are completed as confirmed by the Applicant in writing to the Tribe and LA County Planning, and when the Tribe provides a written notification to the Applicant and LA County Planning that all ground-disturbing activities for the Project are complete and that the construction activities at the Project site have a low potential for impacting tribal cultural resources. If the Project's scheduled activities require the Tribal Monitor to leave the Project Site for a period of time and return, confirmation shall be submitted to the Tribe by the Applicant, in writing, upon completion of each set of scheduled activities and five days' notice (if possible) shall be submitted to the Tribe by the Applicant, in writing, prior to the start of each set of scheduled activities. Within 30 days after monitoring has ended, the Tribal Monitor shall submit the daily logs to LA County Planning.

46. **Discovery of Tribal Cultural Resources.** If tribal cultural resources are encountered during construction, all ground disturbance activities within 50 feet of the find shall stop until the Tribal Monitor and/or Tribal Archaeologist evaluate the significance of the find and an area barrier shall be constructed. Construction activities may continue in other areas of the project site. If the discovery proves significant as determined by the Tribal Monitor, Tribal Archaeologist, and Tribe, appropriate measures shall be recommended, subject to the County's approval, to mitigate potential impact to tribal cultural resources. Avoidance and preservation in place, or recovery and retention by the Tribe, shall be the priority measures in treatment of tribal cultural resources associated with the project site as deemed appropriate by the Tribe. If any other method of treatment is required for tribal cultural resources associated with this site, the applicant will cover all costs related to treatment, including, but not limited to, ceremony, reinterment, transfer of objects, and care of objects. The Applicant shall relinquish all rights to tribal cultural resources inadvertently discovered during and after the completion of project-related activities. The Tribal Monitor shall coordinate with the Applicant to ensure that all measures approved by the County are implemented. Within 90 days after monitoring has ended, the Tribal Monitor shall prepare and submit a final monitoring report documenting all encountered tribal cultural resources, the significance of the resources, and the treatment of the resources to LA County Planning.

47. **Unanticipated Discovery of Human Remains**. If human remains are encountered during construction, all ground disturbance activities within 150 feet of the discovery shall be suspended, and the construction manager shall immediately notify the County Medical Examiner pursuant to State Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.8. The code sections shall be enforced for the duration of the project.

    A. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant, as determined by the Native American Heritage Commission, should those findings be determined as Native American in origin.
    B. Preservation in place is the preferred manner of treatment.
    C. Any discovery of human remains shall be kept confidential to prevent further disturbance.

    Construction activities may resume in other parts of the project site at a minimum of 150 feet away from discovered human remains, if the County and Tribe determine that resuming construction activities at that distance is acceptable and provides the applicant express consent of that determination (along with any other mitigation measures the Tribe monitors and/or archaeologist deems necessary).

    In the case where discovered human and funerary remains cannot be fully documented and recovered on the same day, the Tribe and LA County Planning, in consultation with the Applicant, shall determine how to divert the project and protect the remains in place. If the project cannot be diverted and preservation in place is not possible, the Tribe and LA County Planning shall, in consultation with the Applicant and/or property owner, establish a Reburial Plan. The plan may include, but not be limited to, designating a location within the footprint of the project for the respectful reburial of the remains, procedures for storing the remains, the schedule for reburial of the remains, and, if approved by the Tribe, regulations for data recovery.

Attachments:

- Exhibit D-1 Subdivision Committee Conditions for Vesting Tentative Tract Map and Exhibit Map dated April 8, 2026 (Pages 1-24)

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 tract/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 driveways and multiple access strips 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 driveways to the satisfaction of Public Works.

12. Remove the existing buildings as shown on the tentative map 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 tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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. A final guarantee will be required at the time of filing of the final map 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 $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz Phone (626) 458-4921 Date Rev'd 5/20/2026
TR 84687L_Rev2_RPPL2025001966

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

TRACT MAP NO.: 84687

TENTATIVE MAP DATE: 04/08/2026
EXHIBIT MAP DATE: 04/08/2026

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 02/25/2026, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: _____ Date: 04/23/2026 Phone: (626) 458-4921
ISAAC CARRERA

PCA LX001129/A863
EPIC LA RPPL2025001966

Los Angeles County Public Works
Geotechnical and Materials Engineering Division

GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET

900 S. Fremont Avenue, Alhambra, CA 91803
Telephone: (626) 458-4925
Email: GMEDSubmittals@dpw.lacounty.gov

Tentative Tract / Parcel Map	84687	**Tentative Map Dated**	**4/8/2026** **Parent Tract** --
Grading By Subdivider? [ ] (Y or N)	1,000 yd^3	**Location**	Whittier (APNs 8026014001, 8026014025)
Geologist	---	**Subdivider**	Monte Vista Homes
Soils Engineer	---	**Engineer/Arch.**	Advanced Civil Group

Review of:

Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: ---
Geotechnical Report(s) Dated: ---
References: RPPL2024005954 Pre-Application Counseling, ESTU2025000711 LID

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

REGISTERED PROFESSIONAL ENGINEER
BRENDAN J. MILLER
C 98226
CIVIL
STATE OF CALIFORNIA

Brendan Miller
Geotechnical Section

PROFESSIONAL GEOLOGIST
Karin L. Burger
No. 2507
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Karin Burger
Engineering Geology Section

Date 4/27/26

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

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

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, LID devices, 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.

PC

Name Patricia Constanza Date 4/27/2026 Phone (626) 458-4921

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

1. Dedicate additional right of way for a corner cut-off, based on a 25' curb return radius, at the southeasterly intersection Rainier Avenue and Painter Avenue.

   For questions regarding the dedication process, please contact Diego Rivera at dirivera@pw.lacounty.gov or (626) 458-4921.

2. Construct the proposed driveways on Painter Avenue to meet current Americans with Disabilities Act requirements.

   Please note the driveway may need to be depressed at the back of the walk. Any difference in grade as a result of this depression will need to be accommodated onsite to satisfaction of Public Works

3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Painter Avenue and Rainier Avenue.

4. Reconstruct curb ramp at southeasterly intersection Rainier Avenue and Painter Avenue to comply with the latest American with Disabilities Standards. Relocate all affected utilities.

5. Repair any displaced, broken, or damaged sidewalk on Rainier Avenue along the property frontage.

6. Repair/replace any damaged street improvements during construction.

7. Re-locate the existing power pole in the vicinity of the proposed driveway on Painter Avenue.

8. Underground all new utilities.

9. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5' high within the pedestrian sight triangles to satisfaction of Public Works.

10. Plant street trees along the property frontage to the satisfaction of Public Works.

11. Execute a covenant for the private maintenance of curb/parkway drains; if any.

12. Street Improvement Plan needs to be approved prior to recording the Final Map.

13. Submit a signing and striping plan through EPIC-LA under “Public Improvement Plans: Signing and Striping Plan” directly to Public Works for review and approval. For questions regarding the traffic conditions, please contact Isuda Esmaeilpour of Public Works, Traffic Safety and Mobility Division, at (626) 300-4720 or iesmaeilpour@pw.lacounty.gov.

14. Comply with all of the requirements listed in the attached Traffic Safety and Mobility Division letter dated 11/26/2025.

Prepared by Jessica Garcia-Alvarez Phone (626) 458-4921 Date 5/20/2026
TR84687r
JGA

THE PROJECT DOES NOT REQUIRE NEW STREETLIGHTS AND ANNEXATION IS NOT REQUIRED. SEE BELOW FOR FURTHER DETAILS.

Project is in the County Lighting Maintenance District (CLMD) 1687. The project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

STREETLIGHT REQUIREMENTS

1. Streetlight relocation(s) shall be provided to the satisfaction of Public Works or as modified by Public Works along property frontage of Project that conflict with proposed driveways and sidewalk improvements.

2. Provide streetlight relocation(s) on wood pole(s) with overhead wiring. The streetlights shall be designed as a Southern California Edison owned and maintained system.

3. Prior to recordation of final map or parcel map waiver, 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.

4. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.

5. Annexation is not required.

TRANSFER REQUIREMENTS

6. The applicant (property owner or authorized representative) shall be 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 into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.

7. Public Works can assume the responsibility for funding the operation and maintenance of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):

    a. All required streetlights (LS-1) in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
    b. The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
    c. The applicant must make a written request to JCabrera@pw.lacounty.gov for Public Works to transfer the billing from applicant to the County. Alternatively, the applicant can call (800) 618-7575 to make the request over the phone.
    d. Any underlying road(s) or any associated road improvements have been accepted for public use.

Once the transfer of billing is complete, the County will authorize the release of any remaining bond, if any.

Additional Comments:

- None

Prepared by: Leona Green Phone: (626) 300-4655 Date: 11/26/2025

LAND DEVELOPMENT DIVISION
SEWER UNIT

TRACT MAP NO.: 84687

TENTATIVE MAP DATED 4-8-2026
EXHIBIT "A" MAP DATED 4-8-2026

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

1. The distances from all sewage disposal components to the proposed parcel lines must be shown. If any such sewage disposal component is not on the same parcel as the building it serves, or if it does not meet the horizontal clearance requirement of the County of Los Angeles Plumbing Code (Table 7-7, 2002 Edition), the proposed parcel line shall be relocated to so provide, or a replacement sewage disposal system complying with Plumbing Code requirements shall be provided prior to division of land.

2. The subdivider shall install separate house laterals to serve each building in the land division.

3. A sewer area study for the proposed subdivision (PC12782AS, dated 11-18-2025) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. 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.

4. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements.

5. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

LAND DEVELOPMENT DIVISION
SEWER UNIT

TRACT MAP NO.: 84687

TENTATIVE MAP DATED 4-8-2026
EXHIBIT "A" MAP DATED 4-8-2026

6. Obtain approval from the Los Angeles County Sanitation District for connection to the sewers trunk line.

Prepared by Austine Racelis Phone (626) 458-3837 Date 05-05-2026

TR84867s_1

LAND DEVELOPMENT DIVISION – WATER
TRACT 84687

TENTATIVE MAP DATED 4/8/2026
EXHIBIT 'A' DATED 4/8/2026

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. The will serve letter issued by “Golden State Water Company”, dated March 6, 2025 will expire on March 6, 2026 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

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

3. Submit landscape water efficiency plans for each lot in the land division, with landscape area greater than 500 square feet, in accordance with the Model Water Efficient Landscape Ordinance.

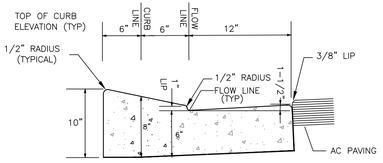
Prepared by Jessica Garcia-Alvarez Phone (626) 458-4921 Date 4/29/2026
TR84687w

VESTING TENTATIVE TRACT MAP NO. 84687

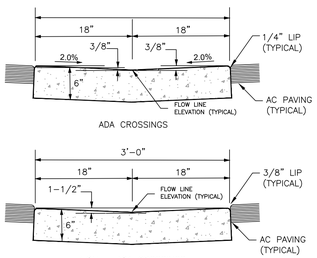
FOR CONDOMINIUM PURPOSES

IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

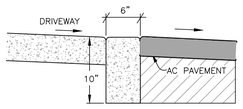
LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
TENTATIVE MAP TR84687
4/8/26



4" WEDGE CURB DETAIL
NOT TO SCALE



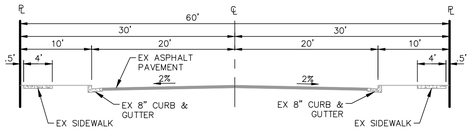
CROSS GUTTER DETAIL
NOT TO SCALE



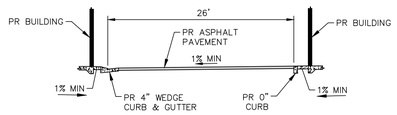
0" CURB DETAIL
NOT TO SCALE

NOTES:

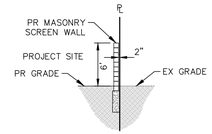
1. ALL DRIVEWAYS AND FIRE LANES ARE 26' WIDE CLEAR TO THE SKY.
2. THERE ARE NO EXISTING OAK TREES ON THE SITE. ALL EXISTING TREES TO BE REMOVED.
3. OWNER/HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE IMPROVEMENTS. NOT TO BE MAINTAINED BY LACFCD.
4. TRASH BINS TO BE LOCATED IN PRIVATE GARAGES.



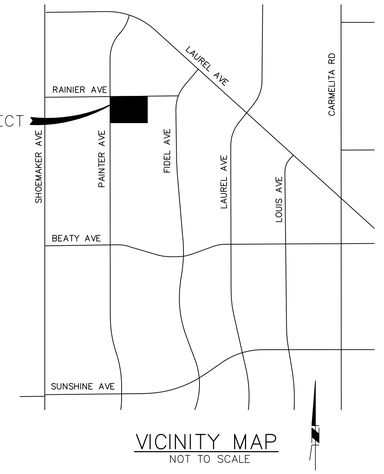
PAINTER AVENUE AND RAINIER AVENUE
SCALE: 1"=10'



SECTION A-A - DRIVE "A", DRIVE "B", AND DRIVE "C"
26' PRIVATE DRIVEWAY & FIRE LANE
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'



VICINITY MAP
NOT TO SCALE

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN THE TITLE REPORT NO. NHSC-7187622 (tc) DATED OCTOBER 8, 2024 BY THE LAWYERS TITLE COMPANY:

(8) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 23, 1951 AS BOOK 37695, PAGE 67 OF OFFICIAL RECORDS.

(9) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1956 AS BOOK 50470, PAGE 278 OF OFFICIAL RECORDS.

PROJECT DATA

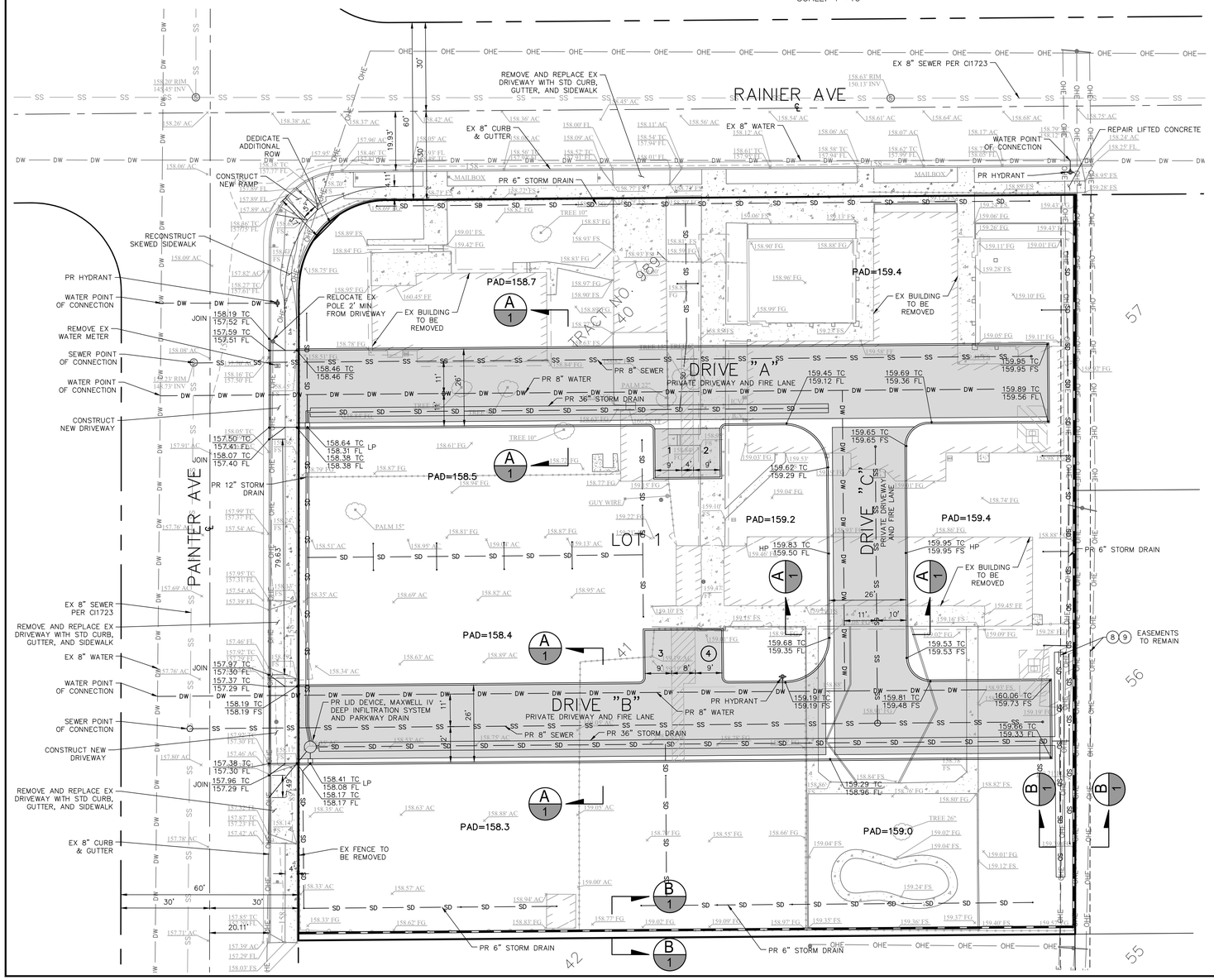
1. SITE ADDRESS: 13104 RAINIER AVE, WHITTIER, CA 90605
   APN: 8026-014-001, 8026-014-024, AND 8026-014-025
2. PROJECT IS 46 CONDOMINIUM UNITS
3. EXISTING ZONING: R-2
   EXISTING LAND USE: COMMERCIAL
4. PROPOSED ZONING: R-2
   PROPOSED LAND USE: RESIDENTIAL
5. NET AREA: 1.50 AC
   GROSS AREA: 1.50 AC
6. EARTHWORK
   CUT = 500 CY
   FILL = 200 CY
   EXPORT = 300 CY
7. PROJECT INCLUDES 240' LF OF STREET FRONTAGE ON RAINIER AVE AND 220' LF OF STREET FRONTAGE ON PAINTER AVE.
8. PARKING PROVIDED:
   84 PARKING SPACES (FOR RESIDENTIAL UNITS PROVIDED AT GARAGES)
   5 UNCOVERED GUEST PARKING SPACES (INCLUDES 1 ADA STALL)
   89 TOTAL PARKING SPACES
9. PARKING SPACES:
   UNCOVERED GUEST PARKING SPACES: 9'X18'

GENERAL NOTES

1. WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY
2. SEWER SERVICE PROVIDED BY: LOS ANGELES COUNTY PUBLIC WORKS
3. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
4. PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD PER FIRM PANEL 06037C1841F EFFECTIVE 9/26/2008.
5. ASSESSOR'S PARCEL NUMBER: 8026-014-001, 8026-014-024, AND 8026-014-025
6. NO EXISTING OAK, WALNUT, OR OTHER PROTECTED TRESS ONSITE. ALL EXISTING TREES TO BE REMOVED.
7. VESTING TENTATIVE TRACT MAP NO. 84687 – TBD
   ADMINISTRATIVE HOUSING PERMIT NO. – TBD

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- SS EX SEWER LINE
- DW EX DOMESTIC WATER LINE
- FW EX FIRE WATER LINE
- RW EX RECYCLED WATER LINE
- SD EX STORM DRAIN LINE
- OHE EX OVERHEAD ELECTRIC
- COMM EX OVERHEAD COMMUNICATION
- UE EX UNDERGROUND ELECTRIC
- GAS EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- SS PR SEWER LINE
- DW PR DOMESTIC WATER LINE
- FW PR FIRE WATER LINE
- RW PR RECYCLED WATER LINE
- SD PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE



LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 40 AND 41 OF TRACT NO. 9891, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8026-014-001 (AFFECTS PORTION OF LOT 40); 8026-014-024 (AFFECTS PORTION OF LOT 40) AND 8026-014-025 (AFFECTS LOT 41)

BENCHMARK:

BENCHMARK NO. Y11154

DPW BM TAG IN EAST CATCHBASIN 3.3' SOUTH OF BEGIN OF CURB RETURN @ SOUTHEAST CORNER OF CARMENITA RD & BEATY AVE.

ELEVATION: 157.764 (2013)

ADVANCED CIVIL GROUP

PREPARED BY:
ADVANCED CIVIL GROUP, INC.
[redacted]

SUBDIVIDER:

MONTE VISTA HOMES
[redacted]

R. STEVEN AUSTIN No. 68795 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 84687
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 2/13/2026

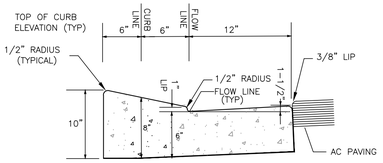
R. STEVEN AUSTIN RCE 68795

SCALE:	JN	SHT. 1 OF 1 SHTS.
1"=20'	1016205	

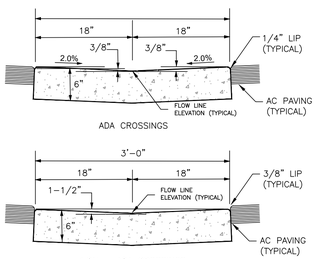
VESTING TENTATIVE TRACT MAP NO. 84687

FOR CONDOMINIUM PURPOSES

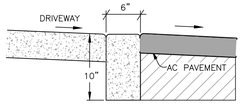
IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



4" WEDGE CURB DETAIL
NOT TO SCALE



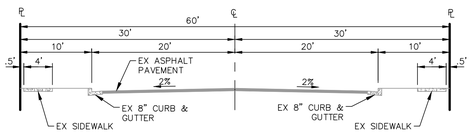
CROSS GUTTER DETAIL
NOT TO SCALE



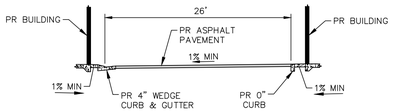
0" CURB DETAIL
NOT TO SCALE

NOTES:

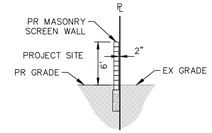
1. ALL DRIVEWAYS AND FIRE LANES ARE 26' WIDE CLEAR TO THE SKY.
2. THERE ARE NO EXISTING OAK TREES ON THE SITE. ALL EXISTING TREES TO BE REMOVED.
3. OWNER/HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE IMPROVEMENTS. NOT TO BE MAINTAINED BY LACFCD.
4. TRASH BINS TO BE LOCATED IN PRIVATE GARAGES.
5. LONG TERM BIKE PARKING TO BE LOCATED IN PRIVATE GARAGES.



PAINTER AVENUE AND RAINIER AVENUE
SCALE: 1"=10'



SECTION A-A - DRIVE "A", DRIVE "B", AND DRIVE "C"
26' PRIVATE DRIVEWAY & FIRE LANE
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'

R/W CONSTRUCTION NOTES

1. CONSTRUCT DRIVEWAY PER SPPWC STD PLAN 110-2, TYPE C
2. CONSTRUCT 8" CURB AND GUTTER PER SPPWC STD PLAN 120-1, TYPE B2-8
3. CONSTRUCT CURB RAMP PER SPPWC STD PLAN 111-5, TYPE 3

BUILDING SUMMARY

BUILDING 1 = 9,524 SF (5 OF PLAN 1, 1 OF PLAN 1, 1 OF PLAN 3)
BUILDING 2 = 9,608 SF (5 OF PLAN 1, 2 OF PLAN 3)
BUILDING 3 = 5,540 SF (2 OF PLAN 1, 2 OF PLAN 2)
BUILDING 4 = 5,540 SF (2 OF PLAN 1, 2 OF PLAN 2)
BUILDING 5 = 6,975 SF (5 OF PLAN 2)
BUILDING 6 = 6,975 SF (5 OF PLAN 2)
BUILDING 7 = 9,608 SF (5 OF PLAN 5, 2 OF PLAN 3)
BUILDING 8 = 9,608 SF (5 OF PLAN 5, 2 OF PLAN 3)

BUILDING CONSTRUCTION TYPE VB WITH AUTOMATIC SPRINKLER SYSTEM
DESIGNED PER SECTION 903.3.1.3 OF THE CALIFORNIA FIRE CODE.

PLAN SUMMARY

PLAN 1 = 1,320 SF (3 BEDROOMS)
PLAN 2 = 1,395 SF (3 BEDROOMS)
PLAN 3 = 1,479 SF (3 BEDROOMS)

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN THE TITLE REPORT NO. NHSC-7187622 (tc) DATED OCTOBER 8, 2024 BY THE LAWYERS TITLE COMPANY:

8 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 23, 1951 AS BOOK 37695, PAGE 67 OF OFFICIAL RECORDS.

9 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1956 AS BOOK 50470, PAGE 278 OF OFFICIAL RECORDS.

PROJECT DATA

1. SITE ADDRESS: 13104 RAINIER AVE, WHITTIER, CA 90605
   APN: 8026-014-001, 8026-014-024, AND 8026-014-025
2. PROJECT IS 46 CONDOMINIUM UNITS
3. EXISTING ZONING: R-2
   EXISTING LAND USE: COMMERCIAL
4. PROPOSED ZONING: R-2
   PROPOSED LAND USE: RESIDENTIAL
5. NET AREA: 1.50 AC
   GROSS AREA: 1.50 AC
6. EARTHWORK
   CUT = 500 CY
   FILL = 200 CY
   EXPORT = 300 CY
7. PROJECT INCLUDES 240' LF OF STREET FRONTAGE ON RAINIER AVE AND 220' LF OF STREET FRONTAGE ON PAINTER AVE.
8. PARKING PROVIDED:
   84 PARKING SPACES (FOR RESIDENTIAL UNITS PROVIDED AT GARAGES)
   5 UNCOVERED GUEST PARKING SPACES (INCLUDES 1 ADA STALL)
   89 TOTAL PARKING SPACES
9. PARKING SPACES:
   UNCOVERED GUEST PARKING SPACES: 9'X18'

AFFORDABLE UNITS

UNIT	AMI	PLAN	BEDROOMS
2	80%	1	3
6	80%	1	3
11	120%	1	3
13	80%	1	3
17	120%	1	3
34	80%	1	3
36	80%	1	3
38	80%	1	3
41	80%	1	3
44	120%	1	3

GENERAL NOTES

1. WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY
2. SEWER SERVICE PROVIDED BY: LOS ANGELES COUNTY PUBLIC WORKS
3. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
4. TELEPHONE SERVICE PROVIDED BY: SPECTRUM
5. CABLE TELEVISION PROVIDED BY: SPECTRUM
6. SCHOOL DISTRICT: WHITTIER CITY SCHOOL DISTRICT
7. ALL LOTS SHALL BE HOMEOWNER MAINTAINED
8. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
9. PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD PER FIRM PANEL 06037C1841F EFFECTIVE 9/26/2008.
10. ASSESSOR'S PARCEL NUMBER: 8026-014-001, 8026-014-024, AND 8026-014-025
11. A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN THE OPEN SPACE AREAS, ON SITE DRAINAGE DEVICES/STORM DRAINS, AND THE PRIVATE DRIVEWAYS AND FIRE LANES.
12. ALL EXISTING BUILDINGS/STRUCTURES SHALL BE REMOVED.
13. NO GATE(S) WILL BE PROPOSED FOR THIS PROJECT.
14. REQUEST PERMISSION TO GRADE THE SITE UPON GRADING PLAN APPROVAL AND PRIOR TO FINAL MAP RECORDATION.
15. NO EXISTING OAK, WALNUT, OR OTHER PROTECTED TRESS ONSITE. ALL EXISTING TREES TO BE REMOVED.
16. VESTING TENTATIVE TRACT MAP NO. 84687 – TBD
    ADMINISTRATIVE HOUSING PERMIT NO. – TBD

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 40 AND 41 OF TRACT NO. 9891, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8026-014-001 (AFFECTS PORTION OF LOT 40); 8026-014-024 (AFFECTS PORTION OF LOT 40) AND 8026-014-025 (AFFECTS LOT 41)

BENCHMARK:

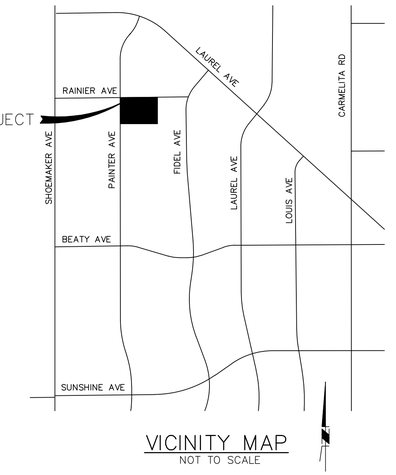
BENCHMARK NO. Y11154

DPW BM TAG IN EAST CATCHBASIN 3.3' SOUTH OF BEGIN OF CURB RETURN @ SOUTHEAST CORNER OF CARMENITA RD & BEATY AVE.

ELEVATION: 157.764 (2013)

FIRE NOTES

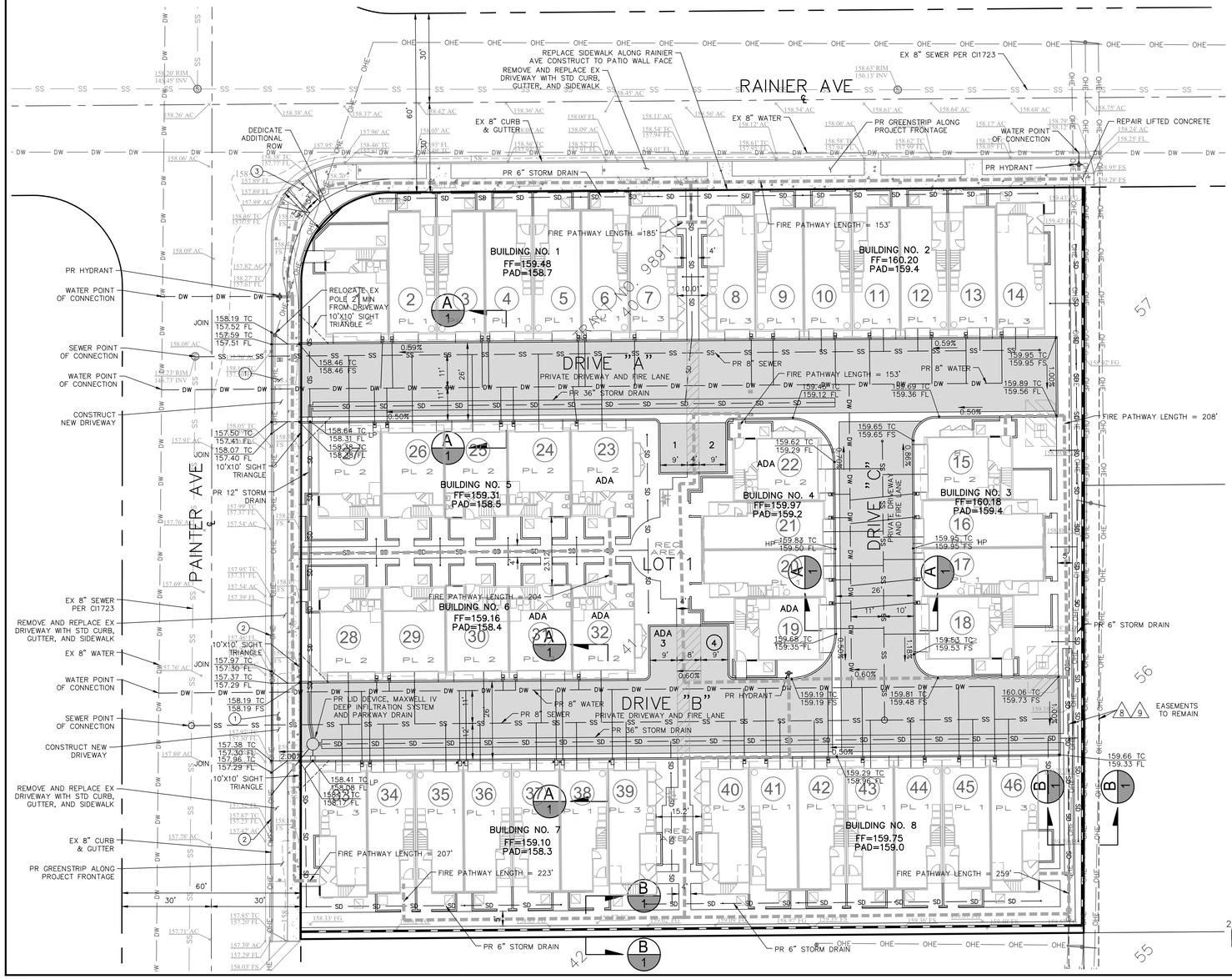
1. BUILDING HEIGHT = 30' EAVE, 37' RIDGE
2. DRIVE AISLE WIDTH = 26'



VICINITY MAP
NOT TO SCALE

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- SS EX SEWER LINE
- DW EX DOMESTIC WATER LINE
- FW EX FIRE WATER LINE
- RW EX RECYCLED WATER LINE
- SD EX STORM DRAIN LINE
- OHE EX OVERHEAD ELECTRIC
- COMM EX OVERHEAD COMMUNICATION
- UE EX UNDERGROUND ELECTRIC
- GAS EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- SS PR SEWER LINE
- DW PR DOMESTIC WATER LINE
- FW PR FIRE WATER LINE
- RW PR RECYCLED WATER LINE
- SD PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE



PREPARED BY:
ADVANCED CIVIL GROUP, INC.
[redacted]

SUBDIVIDER:
MONTE VISTA HOMES
[redacted]

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
CIVIL
STATE OF CALIFORNIA

LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
EXHIBIT MAP TR84687
4/8/26

EXHIBIT MAP
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 84687
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 2/13/2026
R. STEVEN AUSTIN RCE 68795

SCALE: 1"=20'
JN 1016205
SHT. 1 OF 1 SHTS.

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **84687** DRP Map Date: **04/09/2026** SCM Date: Report Date: **05/04/2026**
Park Planning Area # **2** CSD: Map Type: **Tentative Map - Tract**

Total Units **46** = Proposed Units **45** + Exempt Units **1**

Park land obligation in acres or in-lieu fees:

ACRES:	**0.38**
IN-LIEU FEES:	**$136,586**

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 $136,586 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 # **84687** DRP Map Date: **04/09/2026** SCM Date: Report Date: **05/04/2026**
Park Planning Area # **2** CSD: Map Type: **Tentative Map - Tract**

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

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation
(X) acres obligation x RLV/Acre = 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 **46** = Proposed Units **45** + 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	**3.70**	**0.0030**	**0**	**0.00**
M.F. < 5 Units	**3.43**	**0.0030**	**8**	**0.08**
M.F. >= 5 Units	**2.68**	**0.0030**	**37**	**0.30**
Mobile Units	**1.47**	**0.0030**	**0**	**0.00**
Exempt Units			**1**	**0.00**
TOTAL			**46**	**0.38**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.38	$359,625	**$136,586**

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**
0.38	0.00	0.38	$359,625	**$136,586**

COUNTY OF LOS ANGELES
Public Health

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

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

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

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

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

LUSI MKHITARYAN, REHS, M.P.H.
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
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Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

May 11, 2026

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Michelle Lynch

FROM: Lusi Mkhitaryan, REHS, MPH
Assistant Director, Environmental Health
Department of Public Health

SUBJECT: LAND DIVISION-TENTATIVE MAP-TRACT 13104 RAINER AVENUE WHITTIER CA 90605 PROJECT-TR84687 RPPL2025001966

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to develop twenty-eight (28) residential condominium units.

☐ Public Health has no conditions to impose on this project should the advisory agency grant its approval.

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

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

Drinking Water Program: Potable Water

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

The applicant provided an updated water "Will Serve" letter from Golden State Water Company dated February 17, 2026. The letter is valid for one year from the date issued.

Onsite Wastewater Treatment (OWT) Program: Wastewater

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

The applicant provided a sewer "Will Serve" letter from Los Angeles County Sanitation Districts dated November 18, 2025.

Community Protection Branch: Environmental Hygiene

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

The applicant shall comply with the requirements outlined in Title 12, Sections 12.08.390, 12.08.440, and 12.08.530 of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390.

2. Operational noise generated from the subject property shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

3. Construction Noise – Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include, but are not limited to:
    a. All construction equipment shall be equipped with the manufacturer's recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.

b. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
c. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
d. Stationary noise sources (e.g., generators, compressors, etc.) shall be located as far from residential receptor locations as is feasible.

4. Residential Air Conditioning - Ensure HVAC units do not exceed 50 dBA at the neighboring property line

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)
No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	**Duration**	**Std # 1**	**Std # 2**	**Std # 3**	**Std # 4**	**Std # 5**
		30min/hr L50	**15min/hr L25**	**5 min/hr L8.3**	**1 min/hr L1.7**	**At no time L0**
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

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

Construction Noise Ordinance: Construction Noise Standards (12.08.440)
Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

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

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

Table 2. *Std = Standard dB that may not exceed*

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

	Single-family	**Multi-family**	**Semi-residential/**

	Residential	Residential	Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. *Std = Standard dB that may not exceed*

Community Noise Ordinance: Residential Air Conditioning or Refrigeration Equipment (12.08.530)
Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited:

Measuring Location	Units Installed on or after January 1, 1980 dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 4: *dBA levels not to be exceeded on the neighboring property.*

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

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

LM:va
DPH_CLEARED_13104 RAINER AVENUE WHITTIER CA 90605_RPPL2025001966_05.11.2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-001862
CONDITIONAL USE PERMIT NO. RPPL2025005299
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025001969

PROJECT DESCRIPTION

The project is a new multi-family lot with 46 attached townhouse-style condominiums within eight buildings on a 1.5 gross/net acres parcel in the R-2 Zone. The project includes a density bonus for 19 additional units in return for setting aside seven affordable for-sale units at the lower-income level (80 percent the Area Median Income ("AMI") and three affordable for-sale units at the moderate-income level (120 percent AMI), and to allow more than six units in one townhouse-style building subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Applicant**. Unless otherwise apparent from the context, the term "Applicant" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, 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, and that the conditions of the grant have been recorded as required by Condition No. 7 and notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8 shall be effective immediately upon the date of decision of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).

4. **Indemnification**. The Applicant 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 permit 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 Applicant of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant 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 Applicant or the Applicant's counsel.

A. If, during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant 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 Applicant, 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 Applicant according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation**. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. **Recordation**. Prior to the use of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **Expiration**. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 84687. In the event that Vesting Tentative Tract Map No. 84687 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.

9. **Inspections.** 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 Applicant to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Applicant and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of a UAS requires the consent of the

Applicant pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Applicant upon request.

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 Applicant 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 inspections shall be **$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Applicant 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 County Code Chapter 22.264 (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Applicant shall provide proof of payment upon request from LA County Planning.

11. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Applicant to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.

12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").

13. **County Public Works Requirements**. All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of 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 Exhibit "A," dated April 8, 2026 or a Revised Exhibit "A" approved by the Director of LA County Planning ("Director").

15. **Maintenance.** The Applicant shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Applicant has control.

16. **Graffiti.** 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, 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.

PROJECT SITE-SPECIFIC CONDITIONS

Public Art

17. **Public Art Plan**. Prior to the issuance of any building permit(s), the Applicant shall first submit to the County Department of Arts and Culture ("Arts and Culture"), an Art Plan with a proposal committing the Applicant to comply with the Program Requirements and must be approved prior to submitting for approval and incorporation of the approved cultural facility or structure or art installation into the Project site plan that is approved by LA County Planning. The Public Art should also be noted on a Revised Exhibit "A", as part of the Project's review for the construction of the units with LA County Planning.

18. **In-Lieu Fee**. As an alternative to providing Public Art, the Applicant may pay a fee to be deposited in the Public Art in Private Development ("PAPD") Fund equal to one percent of the building valuation of a development project. Alternatively, if the Applicant provides Public Art as described above, and the value of such Public Art is less than one percent of the building valuation, the Applicant shall pay the difference between one percent of the building valuation and the Public Art to the PAPD Fund. Prior to final map recordation, The Applicant shall provide proof of payment of the PAPD in-lieu fee, pursuant to Chapter 22.246.090 (PAPD) if not providing an approved cultural facility or structure or art installation as part of the development project as administered by Arts and Culture.

19. **Satisfaction of PAPD Program Requirements.** The Applicant shall satisfy all of the requirements of the PAPD Program for the Project as a whole prior to the issuance of the first building permit.

Trash and Recycling

20. **Storage Areas for Trash and Recycling Collection**. The Applicant shall comply with County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project shall provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area, but it may not be located within the required vehicle parking spaces. Vehicle parking spaces shall be either 8.5 feet by 36 feet for tandem spaces or 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, employees, and the

refuse and recycling haulers at all times, and when trash and recycling receptacles are relocated for pick-up, they shall be accessible to residents, employees, and the refuse and recycling haulers at all times, and they may not be located within the required areas for pedestrian and vehicle access. Prior to Final Map Recordation a Revised Exhibit "A" shall be submitted to review the relocation of the receptacles on trash collection day.

Driveways

21. **Driveways.** Prior to building permit issuance, the Applicant shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Applicant shall provide for continued enforcement in the Covenants, Conditions and Restrictions ("CC&Rs"). The Applicant shall submit photos of the installed signage, and the CC&Rs to LA County Planning.

Tribal Cultural Resources

22. **Tribal Monitor.** Prior to the commencement of any ground disturbance activities, the Applicant shall retain a qualified Tribal monitor(s) ("Tribal Monitor") who is approved by the Gabrieleno Band of Mission Indians – Kizh Nation ("Tribe") to provide tribal monitoring/consulting services. The term "ground disturbance activities" refer to activities that may include demolition resulting in ground disturbance, clearing vegetation, pavement removal, grading, excavation, trenching, drilling, and potholing/auguring within the Project Site and off-site areas as included in the project description. Prior to the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity, the Applicant shall submit a copy of the executed monitoring agreement with the Tribe to the LA County Planning.

23. **Tribal Cultural Resources Monitoring Plan.** Prior to the commencement of any ground disturbance activities, the Applicant or its consultant shall prepare and submit a Tribal Cultural Resources Monitoring Plan ("Monitoring Plan") to the Tribe for review and the County for approval at least 30 days before those activities commence. The Monitoring Plan shall include methods for monitoring ground disturbance activities; procedures to follow when resources are discovered; protocol for identifying and evaluating tribal cultural resources; and proposed measures to mitigate potential impacts to tribal cultural resources to less than significant as provided in Condition No. 24 (Discovery of Tribal Cultural Resources).

24. **Tribal Monitoring**. The Tribal Monitor shall be present to monitor all project ground disturbance activities for the presence of tribal cultural resources. The Tribal Monitor shall complete a daily log documenting all ground disturbance activities, the locations where those activities occurred, the types of soils involved, any tribal cultural resources encountered, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Copies of monitor logs shall be provided to the Applicant/County upon request from the Tribe. Monitoring shall end when ground disturbance activities are completed as confirmed by the Applicant in writing to the Tribe and County, and when the Tribe provides a written notification to the Applicant

and County that all ground-disturbing activities for the Project are complete and that the construction activities at the Project site has a low potential for impacting tribal cultural resources. If the Project's scheduled activities require the Tribal Monitor to leave the Project Site for a period of time and return, confirmation shall be submitted to the Tribe by Applicant, in writing, upon completion of each set of scheduled activities and five days' notice (if possible) shall be submitted to the Tribe by applicant, in writing, prior to the start of each set of scheduled activities. Within 30 days after monitoring has ended, the Tribal Monitor shall submit the daily logs to the County.

25. **Discovery of Tribal Cultural Resources.** If tribal cultural resources are encountered during construction, all ground disturbance activities within 50 feet of the find shall stop until the Tribal Monitor and/or Tribal Archaeologist evaluate the significance of the find and an area barrier shall be constructed. Construction activities may continue in other areas of the project site. If the discovery proves significant as determined by the Tribal Monitor, Tribal Archeologist, and Tribe, appropriate measures shall be recommended, subject to the County's approval, to mitigate potential impact to tribal cultural resources. Avoidance and preservation in place, or recovery and retention by the Tribe, shall be the priority measures in treatment of tribal cultural resources associated with the project site as deemed appropriate by the Tribe. If any other method of treatment is required for tribal cultural resources associated with this site, the Applicant will cover all costs related to treatment, including, but not limited to, ceremony, reinternment, transfer of objects, and care of objects. The Applicant shall relinquish all rights to tribal cultural resources inadvertently discovered during and after the completion of project-related activities. The Tribal Monitor shall coordinate with the Applicant to ensure that all measures approved by the County are implemented. Within 90 days after monitoring has ended, the Tribal Monitor shall prepare and submit a final monitoring report documenting all encountered tribal cultural resources, the significance of the resources, and the treatment of the resources to the County.

26. **Unanticipated Discovery of Human Remains**. If human remains are encountered during construction, all ground disturbance activities within 150 feet of the discovery shall be suspended and the construction manager shall immediately notify the County Medical Examiner pursuant to State Health and Safety Code Section 7050.5 and California Public Resource Code Section 5097.8. The code sections shall be enforced for the duration of the project.

    A. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant, as determined by the Native American Heritage Commission, should those findings be determined as Native American in origin.
    B. Preservation in place is the preferred manner of treatment.
    C. Any discovery of human remains shall be kept confidential to prevent further disturbance.

Construction activities may resume in other parts of the project site at a minimum of 150 feet away from discovered human remains, if the County and Tribe determine that resuming construction activities at that distance is acceptable and provides the Applicant express consent of that determination (along with any other mitigation measures the Tribe monitor and/or archaeologist deems necessary).

In the case where discovered human and funerary remains cannot be fully documented and recovered on the same day, the Tribe and County, in consultation with the Applicant, shall determine how to divert the project and protect the remains in place. If the project cannot be diverted and preservation in place is not possible, the Tribe and County shall, in consultation with the Applicant and/or property owner, establish a Reburial Plan. The plan may include, but not be limited to, designating a location within the footprint of the project for the respectful reburial of the remains, procedures for storing the remains, the schedule for reburial of the remains, and, if approved by the Tribe, regulations for data recovery

PROJECT SITE-SPECIFIC CONDITIONS - CUP

27. **Scope of Approval**. This grant shall authorize more than six units in one building for Building Nos. 1, 2, 7, and 8.

PROJECT SITE-SPECIFIC CONDITIONS - AHP

28. **Grant**. This AHP includes a density bonus for an additional 19 units for a total of 46 units.

29. **Set-Asides**. The AHP includes seven lower income level affordable for-sale units averaging 80 percent Area Median Income ("AMI") and three moderate income level for-sale units averaging 120 percent AMI.

30. **Los Angeles County Development Authority ("LACDA").** The Applicant shall comply with the requirements as outlined in with the LACDA letter dated June 23, 2026.

31. **Grant.** The AHP authorizes the following waivers:
    a. A reduction of the front yard setback to six feet, reverse corner side yard to six feet, and a rear yard setback to 12.8 feet.
    b. An increase in the maximum building height to 38 feet.
    c. A reduction of two ground floor strategies to one strategy per Table 22.140.520-F.
    d. A reduction of the minimum depth of the private patio to 4.5 feet.

June 23, 2026

TENTATIVE MAP CONDITIONS OF APPROVAL
Project No. RPPL2025001966
Tract Map No. TR84687
Assessor Identification No. 8026014025

The following provides a summary of the housing permit conditions of approval for the project located at 13118 Rainier Avenue Whittier, CA 90605 (Project), as they relate to the oversight and approval obligations of the Los Angeles County Development Authority (LACDA).

The LACDA recommends clearance of this project to proceed to public hearing so long as the subdivision conforms to the policies and procedures of the LACDA as stated below to the satisfaction of the Executive Director of the LACDA, or their designee.

The conditions of approval prior to final map recordation include, but are not limited to:

1. The income restricted units shall be indistinguishable in exterior and interior design from the non-restricted units within the project in terms of appearance, materials and finished quality. The income restricted units shall have the same number of bedrooms as the non-restricted units at the project. In a development with a variety of bedroom counts per unit, the percentage of income restricted units with a particular number of bedrooms shall be equal to the percentage of the non-restricted units at the project with the same number of bedrooms.
2. The income restricted units shall be dispersed throughout the project equitably and be no less attractive or desirable on average (whether because of convenient access or amenities) than the other non-restricted units.
3. The income restricted units shall be constructed within each development phase of the project, as applicable.
4. Developer acknowledges that an affordable housing covenant related to the income-restricted units shall be approved and recorded prior to, or concurrently with, final map recordation.

5. Developer acknowledges that a one-time compliance monitoring fee will be collected for each income restricted unit at the time of covenant recordation. Monitoring will include annual owner certification.
6. All affordable units, including voluntary or proffered units, must align with the income categories as defined in Title 22 of the Los Angeles County Code. Under no circumstance should any affordable unit, including voluntary/proffered units, exceed 150% AMI as defined by HCD's income and rent limits.
7. The affordable housing covenant for homeownership projects shall include provisions restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that states the terms set forth in Los Angeles County Code Section 22.166.070.A.3.d. All income restricted units, regardless if they are voluntary/proffered or approved under the County's Density Bonus and/or Inclusionary Housing ordinances, are subject to the LACDA's equity sharing program and guidelines.
8. The initial sales price of the income restricted units in homeownership projects will be determined by the LACDA's Affordable Sales Price Calculator (subject to be updated and changed periodically), available on the Department of Regional Planning's website.
9. The affordable housing covenant is a land use covenant and must be senior to all deeds of trust.

If you need more information or have any questions about this report, please contact Vicente Arellano, Housing Planner, by email at Vicente.arellano@lacda.org.

LA COUNTY PLANNING

TENTATIVE MAP FINDINGS

Pursuant to the Subdivision Map Act (Government Code Sections 66474 and 66474 02), the applicant shall substantiate the following:

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

a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.
The proposed map is consistent with the General Plan. The project proposes 28 units per the General Plan, plus 14 density bonus units based on affordable units provided, (7) 80% AMI and (2) at 120% AMI (AB1287).
b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.
The design of this subdivision is consistent with the General Plan. The proposed project is a for-sale residential townhome development utilizing the higher density of the General Plan. There is existing public access to the site.
c) The site is physically suitable for the type of development.
The site is infill within an existing residential neighborhood, lending itself to an ideal location for a residential development. Many of the properties in the neighborhood have multiple residential units on one property.
d) The site is physically suitable for the proposed density of development.
The site is flat and rectangular in shape which allows for the proposed development of attached residential units.

e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The site is currently in use as an older single family residence, a church building, and a daycare building, along with several storage buildings. The proposed use will remain residential. The are no known bodies of water onsite, nearby, or known to be impacted by this development.

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

The project design is for residential use that will meet current Planning and Health codes. The improvements proposed will support residential living, and is not likely to cause any serious 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.

There is one public utility easement along the easterly edge of the property. The design does not conflict with this easement.

h) For an area located in a state responsibility area or a very high fire hazard severity zone, the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

The site is not in a state responsibility area or a very high fire hazard severity zone.

i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

The site is not in a state responsibility area or a very high fire hazard severity zone.

LA COUNTY PLANNING

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section 22.158.050 (Findings and Decision), the applicant shall substantiate the following:

(Please see Guidelines for Writing Your Conditional Use Permit Findings Statement. Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed use will be consistent with the adopted General Plan for the area.
B.2 The requested use at the location proposed will not: a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

B.4 The proposed site is adequately served: a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	August 12, 2026
PROJECT NUMBER:	PRJ2025-001862
PERMIT NUMBERS:	Vesting Tentative Tract Map No. 84687 (RPPL2025001966), Conditional Use Permit No. RPPL2025005299, Administrative Housing Permit No. RPPL2025001969
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	13104 and 13118 Rainier Avenue, Whittier
OWNER:	R2H Rainier Avenue LLC.
APPLICANT:	Mark Currington
CASE PLANNER:	Michelle Lynch, Principal Planner mlynch@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, staff proposes that a Statutory Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA").

The project qualifies as a Statutory Exemption under California Public Resources Code Section 21080.01 (Infill Housing Exemption) ("AB 130") because:

- The project is consistent with the applicable LA County General Plan and Zoning Ordinance, including that the R-2 (Two-Family Residence) zone allows for the proposed 46 townhouses. While the land use designation H18 (18 dwelling units per net acre) allows 27 dwelling units, the applicant applied for a Density Bonus per LA County Code Section 22.120 (Density Bonus) and California State Assembly Bill No. 1287, which allows for an additional 19 units. The project site meets the General Plan and Zoning requirements.
- The project meets the minimum residential density requirements for infill housing as specified in AB 130, Section 65583.2 of the California Government Code which requires at least 50 percent of the default density (30 dwelling units per acre) determined by AB 130, which requires at least 15 dwelling units. The project proposes 46 dwelling units with a density bonus. The approval of a density bonus does not determine whether a project is inconsistent with the General Plan.
- The site is located within an urbanized area and is substantially surrounded by urban development or is a previously developed site as defined in AB 130. The project site

has been previously developed with an urban area with the existing single-family residence, detached garage, church, and private school, and at least 75 percent of the perimeter of the site adjoins and is within a one-quarter-mile radius of parcels that are developed with urban uses. The project site is surrounded by single-family and two-family residential developments.

- The project does not involve the demolition of a designated historic resource, nor is the site listed or eligible for listing in a local, state, or federal historic register. There are no historic residences located on the property.
- The project site is not identified as a hazardous materials site or recognized environmental condition ("REC"), as documented in the submitted Phase I Environmental Site Assessment ("Phase 1"). The project site is not located in a coastal zone, not a hazardous waste site designated by the Department of Toxic Substance Control, not in a 100-year flood plain, not in a regulatory floodway, not identified for conservation, and not subject to a conservation easement. According to the Phase 1 dated January 6, 2025, the project site does not have any items listed as a REC.
- The project meets all applicable objective design, development, and environmental standards, except for the development standards waived as part of the AHP.
- All tribal consultation requirements under AB 130 have been satisfied, including timely notification and completion of any requested consultation. The Gabrieleno Band of Mission Indians-Kizh Nation provided their recommendations for conditions of approval that have been included in the conditions of approval for this project.

Based on these findings, staff conclude that the project qualifies for the AB 130 Infill Housing Statutory Exemption, and no further environmental review is required under CEQA.

Link: AB 130 CEQA Checklist and Phase 1 Environmental Assessment dated January 6, 2025



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-001862
TR RPPL2025001966

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC), Spring 2025;
Other Counties (if shown) - Esri World Imagery (ArcGIS Map Service)

Project Site

Feet
0 30 60

N

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







LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

September 24, 2026

Mark Currington
Monte Vista Homes
PO Box 9559
Rancho Cucamonga, CA 91701

PROJECT NO. PRJ2025-001862-(4)
VESTING TENTATIVE TRACT MAP NO. 84687 (RPPL2025001966)
CONDITIONAL USE PERMIT NO. RPPL2025005299
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025001969
13104 and 13118 Rainier Avenue, Whittier
APNs: 8026-014-001, 8026-014-024 and 8026-014-025

Dear Mr. Currington:

The Regional Planning Commission (Commission), by its action of **September 23, 2026,** has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended, and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **October 5, 2026.** Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

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

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed

with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption must also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Vesting Tentative Tract Map No. 84687 shall expire on September 23, 2028. 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.

The grant for the associated entitlements shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 84687. In the event that Vesting Tentative Tract Map No. 84687 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.

For questions or for additional information, please contact Michelle Lynch of the Subdivisions Section at (213) 893-7005 or mlynch@planning.lacounty.gov

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Joshua Huntington, Supervising Regional Planner
Subdivisions Section

JH:ML

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

Affidavit of Acceptance Instructions

STEP 1: **NOTARIZE AFFIDAVIT:** In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: **COUNTY REGISTRAR-RECORDER:** Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information, call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

a) Record Affidavit of Acceptance Form and Conditions of Approval: Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.

b) Post Notice of Exemption (NOE): The filing of the NOE is **REQUIRED** per AB 130. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. This should be completed within five (5) working days from the day after your appeal period ends. If a NOE is not filed, an 180-day statute of limitation applies. Post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval. Upload to the State Clearinghouse website. Provide a copy of the recorded NOE and proof of posting.

STEP 3: **LA COUNTY PLANNING:** Please submit the following items:

a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and NOE posting. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder.

Mail to:

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

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

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

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: **PROJECT NO. PRJ2025-001862-(4)**
VESTING TENTATIVE TRACT MAP NO. 84687 (RPPL2025001966)
CONDITIONAL USE PERMIT NO. RPPL2025005299
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025001969
13104 and 13118 RAINIER AVENUE, WHITTIER, SUNSHINE ACRES
APN: 8026-014-001, 8026-014-024, AND 8026-014-025

I/We, the undersigned, state:

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

Executed this _____ day of _____ ,20 _____

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

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

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

Applicant's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

Owner's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2025-001862
VESTING TENTATIVE TRACT MAP NO. 84687 (RPPL2025001966)

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing on September 23, 2026, in the matter of Project No. PRJ2025-001862, consisting of Vesting Tentative Tract Map No. 84687 ("VTTM84687") (RPPL2025001966). VTTM84627 was considered together with Conditional Use Permit ("CUP") No. RPPL2025005299 and Administrative Housing Permit ("AHP") No. RPPL2025001969. VTTM84687, CUP, and AHP are referred to collectively as the "Project".

2. **HEARING PROCEEDINGS.** The Project was presented before the Regional Planning Commission on September 23, 2026. Staff presented the Project, and the applicant was present to answer any questions. Commissioners Hastings, Duarte-White and Moon inquired about the neighborhood compatibility, density bonus, traffic, parking and Accessory Dwelling Units. There were 12 constituents in opposition to the Project during the Public Comment period. There being no further testimony, the Commission closed the public hearing and approved the project consistent with staff's recommendation.

3. **ENTITLEMENT REQUESTED.** The applicant, Mark Currington ("Applicant"), requests VTTM84627 to authorize the creation of one multi-family lot with 46 attached townhouse-style condominium units in eight buildings on 1.5 gross/net acres pursuant to County Code Chapter 21.38 (Vesting Tentative Map).

4. **RELATED ENTITLEMENT**. The CUP is a related request to authorize the development of more than six townhouses in one building within the R-2 (Two-Family Residence) Zone pursuant to Los Angeles County Code ("County Code") Sections 22.18.040 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5), 22.140.660 (Townhouses), and 22.158.050 (CUP Findings and Decision Requirements).

5. **RELATED ENTITLEMENT**. The AHP is a related request to authorize a request for a density bonus for 19 additional units for the Project, by providing a 25 percent set aside for 10 units with seven at the lower income level, 80 percent Area Median Income ("AMI") and three at the moderate level income, a 120 percent AMI in compliance with the County's Inclusionary Housing Ordinance ("IHO") pursuant to County Code Chapters 22.121 (Inclusionary Housing) and 22.120 (Density Bonus) ("DBO") and California State Assembly Bill No. 1287 ("AB1287"). The AHP includes waiver requests for reduced front yard setbacks from 20 to six feet, a reduction of the rear yard setback from 15 to 12.8 feet, an increase in the maximum allowable building height from 35 to 38 feet, a reduction from two strategies to one strategy required per the

Residential Design Standards Ordinance ("RDSO") for ground floor privacy, and the reduction of the minimum depth of patios from seven feet to 4.5 feet.

6. **PREVIOUS ENTITLEMENTS.** There were no previous planning approvals. The existing single-family residence ("SFR") was built in 1936, and the church and private school were built in 1939.

7. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, subdivider or successor in interest ("Applicant") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

8. **LOCATION.** The Project is located at 13104 and 13118 Rainier Avenue, Whittier, within the Gateway Planning Area ("Project Site").

9. **LAND USE DESIGNATION.** The Project Site is located within the H18 (Residential 18 - 0 to 18 Dwelling Units per Net Acre) land use designation of the General Plan Land Use Policy Map.

10. **ZONING.** The Project Site is located within the Sunshine Acres Zoned District, and currently zoned R-2 (Two-Family Residence).

11. **SURROUNDING LAND USES AND ZONING.**

LOCATION	GENERAL PLAN USE POLICY	ZONING	EXISTING USES
NORTH	H18	R-2	SFRs, Two-Family Residences ("Two-Family"), and Multi-Family Residences ("MFRs")
EAST	H18	R-2	SFRs, Two-Family, and MFRs
SOUTH	H18	R-2	SFRs, Two-Family, and MFRs
WEST	H18	R-2	SFRs, Two-Family, and MFRs

12. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 1.5 gross/net acres in size and consists of three parcels. The Project Site is a large square shape with flat topography and is developed with a unoccupied SFR, detached two-car garage, church, and private school. There are no protected oak trees on the Project Site. All existing structures and vegetation will be removed. The front property line is considered Painter Avenue; therefore, this lot is considered a reversed corner lot.

B. Site Access and Internal Circulation

The Project Site is accessible via Painter Avenue, a 60-foot-wide public street as designated on the County Master Plan of Highways. The Project Site will be accessible via two entrances/exits on Painter Avenue. The Project includes two non-gated 26-foot-wide private driveways and fire lanes (Drives A and B) that are connected internally by another, third, private driveway and fire lane (Drive C), providing internal circulation on the Project Site. Drive A consists of a straight private driveway and fire lane along the northern portion of the Project Site, which

provides access to 21 condominium units, guest parking spaces, and amenities within the Project Site. Drive B consists of a private driveway and fire lane along the southern portion of the Project Site, which connects to Drive C, to provide access to the remaining 25 condominium units. The Project Site is also served by four pedestrian walkways, two via Painter Avenue and two via Rainier Avenue. There are no other proposed access points to the Project Site. The Project provides a five-foot-wide walkway throughout the Project Site, providing direct access to all units and to the private driveways and fire lanes.

C. Tentative Map and Exhibit Map/ Exhibit "A"

VTTM84687 dated April 8, 2026, depicts a square-shaped Project Site with two 26-foot-wide private driveways and fire lanes, Drive A and Drive B, which connect to a third 26-foot-wide private driveway and fire lane, Drive C. There are eight building pads for the eight detached buildings. There are four guest parking spaces: three standard spaces and one van accessible.

The Exhibit Map/Exhibit "A" dated April 8, 2026, depicts one lot with eight proposed buildings ranging from four to seven units. There are three different plan types for the proposed townhouse-style units, ranging in size from 1,320 square feet, 1,395 square feet, and 1,479 square feet, with three bedrooms, three bathrooms, private balconies, and yards. The Project includes a total of 96 vehicular parking spaces, including a two-car garage for each unit, as well as four uncovered guest parking spaces. The Project shall also provide 54 total bicycle parking spaces, which includes eight short-term bicycle parking spaces and 46 long-term bicycle parking spaces. There are two common open recreation spaces with landscaping on the 1.5-gross/net acre multi-family lot. There are six-foot fences/walls along the rear and interior side property lines. The private driveways and fire lanes will not be gated.

D. Affordable Housing

The Project includes a total of 46 attached townhouse-style condominium units, 10 of which will be affordable, within eight separate buildings. The Project is subject to the IHO East Los Angeles/Gateway submarket, which requires a 20 percent set-aside for affordable units at an average 135 percent AMI. The Project requests additional units under the DBO at the 38.75 percent density bonus at 80 percent AMI (lower Income), which allows 11 additional units. In addition to the DBO, AB1287 allows an additional density bonus, if a housing development includes at least 24 percent of the units set aside are for lower income level housing. Since this Project proposes a 25 percent set-aside that includes lower income level units, the Project is eligible for an additional eight units, which allows for a total of 19 additional bonus units. Therefore, the Project includes 10 for-sale units with seven at the lower-income level (80 percent AMI) and three at the moderate-income-level (120 percent AMI), to meet the 25 percent set-aside and density bonus requirements for the additional 19 units pursuant to County Code Section 22.120.060 (Density Bonus) and AB1287. All affordable units will be evenly distributed throughout the project site and shall be constructed in the same manner and quality as all the other non-restricted 36 market-rate units in terms of architecture, landscaping, and

amenities. The Applicant also requests a waiver of development standards as follows:

1. Yard Setbacks. Per County Code Section 22.18.040 (Development Standards for Residential Zones), the minimum yard depths for front yards are 20 feet, 10 feet for reverse-corner side yards, five feet for interior side yards, and 15 feet for rear yards. The Project requests a reduced front yard setback from 20 feet to six feet, reduced reverse-corner side yard from 10 feet to six feet, and the rear yard setback from 15 feet to 12.8 feet.
2. Building Height. Per County Code Section 22.18.040, the maximum height shall not exceed a height of 35 feet above grade. The request is an increase in the maximum allowable building height from 35 to 38 feet.
3. Ground Floor Strategies. Per the RDSO, developments must implement at least two of the strategies listed in Table 22.140.520-F (Entryway Privacy Mitigation Strategies). A request is for the reduction of two to one ground floor privacy strategies.
4. Ground Floor Units. Per the RDSO, residential units shall provide private patios for a minimum of 25 percent of those units, and each patio shall be a minimum of 100 square feet in area and 7 feet deep. The request is for a reduction of the minimum depth to 4.5 feet.

This Project is categorized as multi-unit, private entry residences and must adhere to 22.140.520.G (Articulation and Architectural Detailing Strategies). These are ground-level, private entry-accessible units; the private space requirements have been met by the proposed private yard areas. All other required development standards not proposed to be waived as part of the AHP, will be required to be consistent with requirements and will be verified through future approvals prior to building permit issuance.

E. Parking

The Project will provide a total of 96 parking spaces, 92 of which will be covered and reserved for residents and four will be uncovered and reserved for guests. All 92 parking spaces reserved for residents are contained within the individual two-car garages in each of the 46 condominium units. Guest parking spaces are provided in two locations within the Project Site along the private driveways and fire lanes. Two guest standard parking spaces are between Buildings No. 4 and No. 5, and the other two guest standard parking spaces are between Building No. 4 and No. 6. Bicycle parking per Table 22.112.100-A (Minimum Required Bicycle Parking Spaces) requires one short-term bicycle parking space for every 10 dwelling units and one long-term bicycle parking space for every two dwelling units. Therefore, the required number of short-term bike parking spaces is four short-term and for long-term bike parking spaces is 23. The Project exceeds these requirements as it includes eight short-term bike parking spaces and 46 long-term bike parking areas.

F. Condominium Project

Pursuant to the Subdivision Map Act, condominium units may be leased or sold. Renters of condominium units may receive sufficient notification when an owner decides to sell the units. In order to provide renters with proper notification,

notification is required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

G. Storage Enclosure Requirements for Recycling and Solid Waste

While trash and recycling requirements are not approved through the Tentative Map process, the Project was reviewed for compliance based on the review of the conceptual locations. County Code Sections 22.132.010 (Purpose) and 22.132.020 (Applicability) requires that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated 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 in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations, excluding compact lot subdivision and single-family residential subdivision. The Project is for 46 attached condominium units. While these are SFRs this Project is considered a multi-family subdivision and therefore is subject to these requirements. Per the requirements, the storage area shall be accessible to residents, employees, and refuse and recycling haulers at all times.

The storage areas shall be located within the same enclosure, unless the Director of County Department of Regional Planning ("LA County Planning") determines that extraordinary circumstances prevent collating containers within one enclosure, thereby necessitating multiple enclosures, or when the storage area is located outside of a building, it shall be located in the rear portion of the lot, wherever feasible, or adjacent to an alley if the lot is bordered by an alley. The Project Site indicates that trash and recycling areas will be located within each of the two-car garages for each dwelling, as long as it does not block access, and provides 27 square feet of storage area. The Applicant received correspondence from the County Department of Public Works ("Public Works") Environmental Programs Division stating that this alternative area to this section's requirements would be allowed. The storage areas must not be located within the required vehicle spaces, and when moved for trash collection, they may not be located within any area designated for pedestrians and vehicle access. The Project Site will maintain these designated areas free and clear of trash and recycling receptacles.

H. Public Art in Private Development

The Project includes 46 residential units. A development project resulting in the creation of 30 or more dwelling units, including mixed-use developments, subdivisions, common-interest developments, or multi-family housing, will be required to incorporate works of publicly accessible art in private development. Per County Code Section 22.246.090 (Public Art in Private Development Program) the residential development with a building valuation of $750,000 or greater. The $750,000 building valuation eligibility threshold shall be adjusted on March 1, 2026, and annually thereafter, based on the changes to the Consumer Price Index of the preceding year. As an alternative, rather than providing Public Art pursuant to County Code Section 22.246.090.E.1 (Establishment of Public Art in Private Development Program), the Applicant provides an In-Lieu Fee, pursuant to the same Subsection E.1, and the value of such Public Art is less than one percent of the building valuation. The In-Lieu Fee shall be the difference between one percent

of the building valuation and the Public Art to be deposited into the Public Art in Private Development Fund ("PAPD").

13. **CEQA DETERMINATION.**

Prior to the Commission's public hearing on the Project, LA County Planning Staff determined that this Project qualifies as a Statutory Exemption pursuant to CEQA Guidelines, Public Resources Code 21080.01 ("AB 130") and the County environmental guidelines. The Project qualifies under the AB 130 Infill Housing Statutory Exemption because:

A. The Project is consistent with the applicable General Plan and Zoning Ordinance, including that the R-2 (Two-Family Residence) zone allows for the proposed 46 townhouse-style condominiums. While the land use designation H18 (18 dwelling units per net acre) allows 27 dwelling units, the Applicant applied for a DBO per Section 22.120 (Density Bonus) and AB1287, which allows for an additional 19 units. The Project site meets the General Plan and Zoning requirements.

B. The Project meets the minimum residential density requirements for infill housing as specified in AB 130, section 65583.2 of the Government Code, which requires at least 50 percent of the default density (30 dwelling units per acre) determined by AB 130, which requires at least 15 dwelling units. The Project proposes 46 dwelling units with a density bonus. The approval of a density bonus does not determine whether a project is inconsistent with the General Plan.

C. The site is located within an urbanized area and is substantially surrounded by urban development or is a previously developed site as defined in AB 130 and less than five acres. The Project Site has been previously developed with an urban area with an existing SFR, church and private school, and at least 75 percent of the perimeter of the site adjoins and is within a one-quarter-mile radius of parcels that are developed with urban uses. The Project Site is surrounded by single-family and two-family residential developments.

D. The Project does not involve the demolition of a designated historic resource, nor is the site listed or eligible for listing in a local, state, or federal historic register. The existing single-family residence, church and private school to be demolished are not listed in the local, state, or federal historic register.

E. The Project Site is not identified as a hazardous materials site or recognized environmental condition ("REC"), as documented in the submitted Phase I Environmental Site Assessment ("Phase 1"). The Project Site is not located in a coastal zone, not a hazardous waste site designated by the Department of Toxic Substances Control, not in a 100-year flood plain, not in a regulatory floodway, not identified for conservation, and not subject to a conservation easement. According to the Phase 1 dated January 6, 2025, the Project Site does not have any items listed as an REC.

F. The Project meets all applicable objective design, development, and environmental standards.

G. All tribal consultation requirements under AB 130 have been satisfied, including timely notification and completion of any requested consultation. The Gabrieleno Band of Mission Indians-Kizh Nation provided their recommendations for conditions of approval that have been included in the conditions of approval for this Project.

Based on these findings, staff conclude that the Project qualifies for the AB 130 Infill Housing Statutory Exemption, and no further environmental review is required under CEQA. Therefore, the Project is statutorily exempt.

14. **COMMUNITY OUTREACH.** The Applicant did not perform any community outreach.

15. **PUBLIC COMMENTS.** Staff received a total of six emails, five in opposition and one in support of the Project by the hearing date.

16. **AGENCY RECOMMENDATIONS.**
    A. Los Angeles County Subdivision Committee ("Subdivision Committee"), consisting of LA County Planning, Public Works, and County Departments of Fire, Parks and Recreation, and Public Health: Recommended approval of Vesting Tentative Tract Map and Exhibit Map dated April 6, 2026.

    B. Los Angeles County Development Authority ("LACDA") issued its recommendations for conditions of approval in a letter dated June 23, 2026.

17. **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. This included mailings, newspaper publication (Whittier Daily News), and property. On August 13, 2026, Staff mailed a total of 121 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. This mailing also included notices to those on the courtesy mailing list for the Sunshine Acres Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

18. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H18 land use designation is intended for Two-Family. The land use classification also sets forth a maximum allowable density of 18 dwelling units per net acre. Based on the Project Site's net acreage of 1.5 acres, the maximum allowable density is 27 dwelling units. Consistent with the General Plan, DBO, and AB1287, the Applicant is requesting an additional 19 units for a total of 46 attached for-sale townhouse condominium units that would be individually owned under the associated AHP, in return for setting aside 25 percent of the Project (10 units) as affordable housing at the lower income level (80 percent AMI) and moderate income levels (120 percent AMI).

19. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan's Land Use and Housing Elements, as the Project provides 46 dwelling units (36 market-rate units and 10 affordable units):

Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas.

Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is already surrounded by residential and commercial development. The Project Site is not located within a Significant Ecological Area, and no natural resources exist on the site.

Goal LU 4: 1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

The 1.5-gross/net acre property is developed with a SFR, detached garage, church, and private school. Based on the property's size and land use designation, the baseline density is 18 units, and with a density bonus (19 units), resulting in a total unit count of 46 units. This is a net gain of 45 units as there was only one unit, previously. The 46-unit residential Project shall provide 10 affordable units.

Housing Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

The Project includes townhouse-style condominiums within a land use category intended for the development of SFRs and Two-Family. The housing development also includes 10 affordable units, seven at the lower-income level (80 percent AMI) and three at the moderate-income level (120 percent AMI).

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

20. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-2 zoning classification as townhouses are permitted in such zone with a ministerial site plan review, if they meet certain criteria including the lot is outside of a Very High Fire Hazard Severity zone ("VHFHSZ"), outside of a Coastal Zone, outside of a Significant Ecological Area, outside of a Hillside Management Area, outside of the 70 or above decibel Community Noise Equivalent Level of an Airport Influence Area, nor more than six townhomes in one building and served by the public sewer system and fronting a public highway or street pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5) zoning table. This Project complies with all other noted requirements, except that the Project requires a CUP to allow more than six units. A CUP has been requested.

21. **NUMBER OF TOWNHOUSES.** The Commission finds that the Project is consistent with the development standards identified in County Code Section 22.140.660 B.2 (Number of Townhouses), which allows the maximum number of townhouses contained within a single building as six, as modified with the CUP. Building Nos. 1, 2, 7, and 8 contain seven units and thus a CUP is required for the development of townhouses of more than six units in one building. All other proposed townhouse-style buildings within the Project are in compliance.

22. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and width - Requirements generally) and 22.110.130 (Required Area and Width. The lot shall have a minimum area of 5,000 square feet, and the required width shall be at least 50 feet. The lot area is 1.5 acres, and the lot width is 250 feet.

23. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage). The lot frontage at the right-of-way shall be 40 feet or more. The property fronts two rights-of-way and Painter Avenue has been designated as the front property line.

24. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the yard setback requirements for front, interior side, reverse corner side, and rear yard requirements as modified through the related AHP. The Project is consistent with the required interior side yard requirement of five feet since it provides a five-foot-wide setback. However, the Project modifies the standards identified in County Code Section 22.18.040 (Development Standards for Residential Zones), which require a 20-foot-wide front-yard setback, a 10-foot-wide reverse corner side-yard setback, and a 15-foot-wide rear-yard setback, allowing a six-foot front yard, six-foot reverse corner side yard, and a 12.8-foot rear yard setback.

25. **HEIGHT.** The Commission finds that the Project's modification of the building height is consistent with the applicable DBO as part of the related AHP. The Project modifies the standards identified in County Section 22.18.040 (Development Standards for Residential Zones), which establishes a maximum height of 35 feet. As a waiver of development standards, under applicable DBO as part of the related AHP, the Project requests a 38-foot-high building height, which is three feet above the maximum height permitted.

26. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings). The minimum distance of 10 feet shall be required between all main residential buildings on the same lot. The building separation distances all exceed this requirement, ranging from 11 to 24 feet.

27. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code with the 22.110.070 (Fences and Walls), requiring a maximum height of six feet for fences and walls along the rear and interior side property lines and 3.5 feet in the front yard and reverse corner side yard setback, which will be verified through future approvals prior to building permit issuance.

28. **PARKING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.112.070 (Required Parking Spaces). Each unit will provide two covered standard spaces. The Project provides two parking spaces within each unit's garage for a total of 92 covered spaces. Guest parking requirements follow the multi-family parking guidelines, which require that one parking space be provided for every 10 units for projects with more than 10 units. Therefore, for 46 units a total of four guest parking spaces is required and a total of four uncovered guest parking spaces including one accessible parking space, for a total of 96 vehicle parking spaces. Short-term and long-term bicycle parking requires one short-term for every 10 units and one long-term for every two dwelling units. The Project proposes eight short-term and 46 long-term bicycle parking spaces which exceed the minimum requirements for four short- term and 23 long-term bicycle parking spaces. Long-term bicycle parking areas may not be located within the required vehicle parking spaces, and all vehicle parking, and bicycle parking, will be verified through future approvals prior to building permit issuance.

29. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Items Required for Tract Maps). The total amount of grading proposed is 1,000 cubic yards ("cy"), including 500 cy of cut, 200 cy of fill, and 300 cy to be exported off-site. The Project will also provide a Tribal Monitor before any ground disturbance shall occur.

30. **RESIDENTIAL DESIGN.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.520 (Residential Design Standards) except for those as modified with the related AHP. Each unit is considered a multi-unit, private-entry, ground level residences per the RDSO. Each unit shall comply with all RDSO including the following requirements except as otherwise modified with the related AHP.

    a. **Building Site and Access**. All buildings shall have a minimum of one direct pedestrian pathway from all adjoining street sidewalks or public rights-of-way where sidewalks are not present to the front entrance of the buildings, courtyards, or individual units facing the street. The Project is consistent as all units are accessible from a pedestrian walkway from the public right-of-way or an internal walkway that connects to the public walkways and shall be verified through future approvals prior to building permit issuance.

    c. **Front Yards and Building Orientation.** All buildings shall have at least one primary pedestrian entrance along the frontage orientated toward the primary adjoining street. The Project is consistent with these standards as the residences are located along the perimeter of the designated front property line along Painter Avenue and the units along Rainier Avenue will also be orientated towards the public street.

    d. **Canopy Trees.** A development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area to the street. The Project is

consistent with these standards, as a total of 11 trees along the designated front property line and reverse corner property line shall be planted and shall be verified prior to building permit issuance.

e. **Ground Floor Treatments**. All street-facing buildings shall have at least one primary pedestrian entrance orientated to the right-of-way from the front yard or if proposed from an Interior courtyard, an entrance that may face the courtyards and be lit with minimum of one light fixture. The Project will be verified through future approvals prior to building permit issuance.

f. **Entryway Articulation.** All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520.E (Entryway Articulation Strategies. The Project will be verified through future approvals prior to building permit issuance.

g. **Ground Floor Privacy.** All residences shall mitigate privacy concerns for residences by implementing two strategies per Table 22.140.520-F (Entryway Privacy Mitigation Strategies). A request is for a reduction of two ground floor privacy strategies to one. The Project will be verified through future approvals prior to building permit issuance.

h. **Articulation and Architectural Strategies**. Ground floor privacy strategies for multi-unit (private entry) residences require two strategies of Table 22.140.520.G (Articulation and Architectural Detailing Strategies). The Project will be verified through future approvals prior to building permit issuance.

i. Building Façade Details. All buildings shall include a minimum of two materials, colors, or textures along façades and as listed in the RDSO. The Project will be verified through future approvals prior to building permit issuance.

j. Balconies and Patios. Ground floor units shall provide private patios with a minimum 100 square feet and seven feet deep. The Project is consistent as modified with the related AHP. The request is for a reduction of the minimum depth to 4.5 feet. The Project will be verified through future approvals prior to building permit issuance.

k. **Walls and Fences (Transparency and Materials).** Any fence in the front yard setback over three feet shall be a minimum of 50 percent transparent along the frontage. The Project will be verified through future approvals prior to building permit issuance.

31. **PEDESTRIAN WALKWAYS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.380 (Condominium and Community Apartment Projects). County Code requires a five-foot walkway for direct access into the Project Site from any sidewalks along the project frontage, have a

landscaped strip minimum of four feet in width along any common walkway that is adjacent to a fire lane, and if direct vehicle access to the garage parking for any unit is taken from a fire lane, the common walkway and/or main entrance to the unit shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. The Project will provide five-foot-wide pedestrian walkways into and throughout the development. The walkway is provided along the perimeter of the Project with internal walkways to Painter and Rainier Avenues.

32. **ON-SITE TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees). In addition to the requirements of Section 21.32.160 (Street Tree Planting), the Applicant shall 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. The Project requires a total of 10 trees to be planted based on the property's front yard property line along Painter Avenue, planted no greater than 25 feet apart within four feet of the front yard setback areas. Given driveway access and line-of sight restrictions required by Public Works, 11 trees shall be planted along both Painter and Rainier Avenues, to be verified prior to final map recordation.

33. **STORAGE AREAS FOR TRASH AND RECYCLING**. The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project will provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area so long as it is not located within the required vehicle parking spaces. Vehicle parking spaces shall be either 8.5 feet by 36 feet for tandem spaces or 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up, they must be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access.

34. **PUBLIC ART IN PRIVATE DEVELOPMENT PROGRAM.** The Commission finds that this Project is required to comply with Section 22.246.090 (Public Art in Private Development Program), which will require the installation of public art on the project site or payment of an in-lieu fee (one percent of the building valuation of the project) prior to building permit issuance.

35. **INCLUSIONARY HOUSING.** The Commission finds that the Project is consistent with County Code Section 22.120.030 (Density Bonus Applicability) and AB1287. The Project must provide the required number of set-aside affordable units to allow for an additional number of units. As part of the related AHP, the Project includes 19 additional units, 11 units under the DBO and eight units per AB1287. The Project is required to provide 10 affordable set-aside units, seven units at 80 percent AMI (Lower Income) level and three units at 120 percent AMI (moderate income).

36. **DENSITY BONUS.** The Commission finds that the Project is consistent with County Code Section 22.120.030 (Density Bonus Applicability) and AB1287. The Project must provide the required number of set-aside affordable units to allow for an additional number of units. As part of the related AHP, the Project includes 19 additional units which allows 11 units under the DBO and eight units per AB1287, and requires 10 affordable units to be set aside, seven units at 80 percent AMI (Lower Income) level and three units at 120 percent AMI (moderate income).

37. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Project does not include rental replacement units pursuant to County Code Chapter 22.119 (Affordable Housing Replacement), because there are no rental units. The existing SFR to be demolished was not tenant-occupied.

VESTING TENTATIVE TRACT MAP SPECIFIC FINDINGS

38. The Commission finds that this application submitted as a Vesting Tentative Tract Map shall be subject to County Code Section 21.38.060 (Vesting on Approval of Vesting Tentative Map).

39. **GENERAL PLAN CONSISTENCY. The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project is consistent with the use and density, with the H18 land use category, and supports affordable housing. The Project proposes attached residences, which provides a variety of housing types in the community.

40. **SUBDIVISION DESIGN AND IMPROVEMENT AND GENERAL PLAN CONSISTENCY. 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 is consistent with the goals and policies of the General Plan as it meets Goals Land Use Policies 3 and 3.1. The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is already surrounded by residential and commercial development. The Project Site is not located within a Significant Ecological Area, and no natural resources exist on the Project Site. The Project also meets Land Use Goal 4.1, and Housing Policy 3.1, as it is an infill project, as the one-acre property that previously was developed with a SFR, church and private school will now propose 46 units and is increasing the housing choices for home ownership in the neighborhood.

41. **SUITABILITY FOR DEVELOPMENT. The Commission finds that the site is physically suitable for this type of development.** The Project complies with the development standards of the R-2 zone as well as the development standards specified for townhouses, except as otherwise modified as part of the requested waivers in the related AHP.

42. **SUITABILITY FOR PROPOSED DENSITY. The Commission finds that the site is physically suitable for the proposed density of development.** The Project, inclusive of an affordable component, is consistent with the General Plan and AB1287 in terms of density as the DBO, as part of the related AHP is a program that implements

the General Plan's Housing Element. The Project density is therefore eligible for a density bonus from 27 to 46 dwelling units as part of the related AHP and AB1287.

43. **ENVIRONMENT AND HABITAT. The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The Project Site is developed with a single-family residence in an urban area, and is not located within an adopted Significant Ecological Area and will not affect any stream courses or high value riparian habitat. The Project proposes 46 attached townhouse-style condominium units within eight separate buildings on a previously developed site in an urban area.

44. **PUBLIC HEALTH. The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage disposal, storm drainage, fire protection, and geologic and soil factors are addressed in the recommended conditions of approval and the Project will be connected to public water and sewer as such factors have been considered and cleared by the Subdivision Committee.

45. **EASEMENTS. 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 design and development as set forth in the conditions of approval and shown on the tentative map and exhibit map provide adequate protection for any such easements.

ENVIRONMENTAL FINDINGS

46. The Commission finds that the Project qualifies as exempt from CEQA pursuant to AB 130 and the County environmental guidelines. The Project qualifies under the AB 130 Infill Housing Statutory Exemption because:
    A. The Project is consistent with the applicable General Plan and Zoning Ordinance, including that the R-2 (Two-Family Residence) zone allows for the proposed 46 townhouse-style condominiums. While the land use designation H18 (18 dwelling units per net acre) allows 27 dwelling units, the Applicant applied for a DBO per Section 22.120 (Density Bonus) and AB1287, which allows for an additional 19 units. The Project site meets the General Plan and Zoning requirements.
    B. The Project meets the minimum residential density requirements for infill housing as specified in AB 130, section 65583.2 of the Government Code, which requires at least 50 percent of the default density (30 dwelling units per acre) determined by AB 130, which requires at least 15 dwelling units. The Project proposes 46 dwelling units with a density bonus. The approval of a density bonus does not determine whether a project is inconsistent with the General Plan.
    C. The site is located within an urbanized area and is substantially surrounded by urban development or is a previously developed site as defined in AB130 and less than five acres. The Project Site has been previously developed with an urban area with an existing SFR, church and private school, and at least 75 percent of the

perimeter of the site adjoins and is within a one-quarter-mile radius of parcels that are developed with urban uses. The Project Site is surrounded by single-family and two-family residential developments.

D. The Project does not involve the demolition of a designated historic resource, nor is the site listed or eligible for listing in a local, state, or federal historic register. The existing single-family residence, church and private school to be demolished are not listed in the local, state, or federal historic register.

E. The Project Site is not identified as a hazardous materials site or REC, as documented in the submitted Phase I. The Project Site is not located in a coastal zone, not a hazardous waste site designated by the Department of Toxic Substances Control, not in a 100-year flood plain, not in a regulatory floodway, not identified for conservation, and not subject to a conservation easement. According to the Phase 1 dated January 6, 2025, the Project Site does not have any items listed as an REC.

F. The Project meets all applicable objective design, development, and environmental standards.

G. All tribal consultation requirements under AB 130 have been satisfied, including timely notification and completion of any requested consultation. The Gabrieleno Band of Mission Indians-Kizh Nation provided their recommendations for conditions of approval that have been included in the conditions of approval for this Project.

Based on these findings, staff concludes that the Project qualifies for the AB 130 Infill Housing Statutory Exemption, and no further environmental review is required under CEQA. Therefore, the Project is statutorily exempt.

ADMINISTRATIVE FINDINGS

47. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning, except where modified as part of the related AHP, and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

48. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, does not exceed the five-meeting limit. One meeting occurred on the following date:
    - Commission Hearing held on September 23, 2026.

49. **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 Director, 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-2 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-2 zoning.

E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.

G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

H. It is necessary to provide tenant protections where the Applicant opts to lease all of the units rather than sell the units as is allowed under the Subdivision Map Act.

I. A covenant and agreement is needed to ensure potential tenants are provided 180 days written notice of intention to sell units prior to termination of tenancy due to the sale of the condominium unit.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 21080.01, Statutory Exemption.

2. Approves **VESTING TENTATIVE TRACT MAP NO. 84687 (RPPL2025001966)**, subject to the attached conditions.

CONCURRING:DISSENTING: 3:2

ACTION DATE: September 23, 2026
JH:EGA:ML
09/23/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2025-001862
CONDITIONAL USE PERMIT NO. RPPL2025005299
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025001969

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on 15, September 23, 2026, in the matter of Project No. **PRJ2025-001862**, consisting of Conditional Use Permit ("CUP") No. RPPL2025005299, and Administrative Housing Permit ("AHP") No. RPPL2025001969. The CUP and AHP are referred to collectively as the "Project Permits." The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 84687 (RPPL2025001966) ("Vesting Map") ("Project").

2. **HEARING PROCEEDINGS.** The Project was presented before the Regional Planning Commission on September 23, 2026. Staff presented the Project, and the applicant was present to answer any questions. Commissioners Hastings, Duarte-White and Moon inquired about the neighborhood compatibility, density bonus, traffic, parking and Accessory Dwelling Units. There were 12 constituents in opposition to the Project during the Public Comment period. There being no further testimony, the Commission closed the public hearing and approved the project consistent with staff's recommendation.

3. **ENTITLEMENTS REQUESTED.** The Applicant, Mark Currington ("Applicant"), requests the Project Permits to authorize the development of more than six townhouses in one building in the R-2 (Two-Family Residence) zone, and to allow a density bonus for an additional 19 units for the Project, by providing a 25 percent set aside for 10 units with seven at the lower income level [80 percent Area Median Income ("AMI")] and three at moderate income level (120 percent AMI). Waiver requests are for reductions to the front yard setback from 20 to six feet, reversed corner side yards from 10 feet to six feet, rear yard setback from 15 feet to 12.8 feet, increase in building height from 35 to 38 feet, reduction from two to one ground floor privacy strategy per the Residential Design Standards Ordinance ("RDSO"), and reduction of minimum patio depth from seven to 4.5 feet. This is pursuant to Los Angeles County Code ("County Code") Sections 22.18.040 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5), 22.158.050 (CUP Findings and Decision Requirements), and Chapters 22.121 (Inclusionary Housing) and 22.120 (Density Bonus) and California State Assembly Bill No. 1287 ("AB1287").

4. **RELATED ENTITLEMENT**. The Vesting Map is a related request to create one multi-family lot with 46 attached townhouse-style condominium units in eight detached buildings on 1.5 gross/net acres.

5. **LOCATION.** The Project is located at 13104 and 13118 Rainier Avenue, Whittier, within the Gateway Planning Area ("Project Site").

6. **PREVIOUS ENTITLEMENTS.** There were no previous planning approvals found. The existing singe-family residence ("SFR") was built in 1936, and the church and private school were built in 1939.

7. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, subdivider or successor in interest ("Applicant") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

8. **LOCATION.** The Project is located at 13104 and 13118 Rainier Avenue, Whittier, within the Gateway Planning Area ("Project Site").

9. **LAND USE DESIGNATION.** The Project Site is located within the H18 (Residential 18 - 0 to 18 Dwelling Units per Net Acre) land use category of the General Plan Land Use Policy Map.

10. **ZONING.** The Project Site is located within the Sunshine Acres Zoned District, which is currently zoned R-2.

11. **SURROUNDING LAND USES AND ZONING**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H18	R-2	SFRs, Two-Family Residences ("Two-Family") and Multi-Family Residences ("MFRs")
EAST	H18	R-2	SFRs, Two-Family, and MFRs
SOUTH	H18	R-2	SFRs, Two-Family, and MFRs
WEST	H18	R-2	SFRs, Two-Family, and MFRs

12. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 1.5 gross/net acres in size and consists of three parcels. The Project Site is a large square shape with flat topography and is developed with a vacant SFRs, detached two-car garage, church, and private school. There are no protected oak trees on the Project Site. All existing structures, fencing, trees, and vegetation will be removed. The front property line is considered Painter Avenue; therefore, this lot is considered a reversed corner lot.

B. Site Access and Internal Circulation

The Project Site is accessible via Painter Avenue, a 60-foot-wide public street as designated on the County Master Plan of Highways. The Project Site will be accessible via two entrances/exits on Painter Avenue. The Project includes two non-gated 26-foot-wide private driveways and fire lanes (Drives A and B) that are connected internally by another, third, private driveway and fire lane (Drive C), providing internal circulation on the Project Site. Drive A consists of a straight private driveway and fire lane along the northern portion of the Project Site, which provides access to 21 condominium units, guest parking spaces, and amenities

within the Project Site. Drive B consists of a private driveway and fire lane along the southern portion of the Project Site, which connects to Drive C, to provide access to the remaining 25 condominium units. The Project Site is also served by four pedestrian walkways, two via Painter Avenue and two via Rainier Avenue. There are no other proposed access points to the Project Site. The Project provides a five-foot-wide walkway throughout the Project Site, providing direct access to all units and to the private driveways and fire lanes.

C. Exhibit "A"
The Exhibit "A" dated April 8, 2026, depicts one lot with eight proposed buildings ranging from four to seven units. There are three different plan types for the townhouse units, ranging in size from 1,320 square feet to 1,479 square feet, with three bedrooms, private balconies and yards. The Project includes a total of 96 vehicular parking spaces, including a two-car garage for each unit, as well as four uncovered guest parking spaces. The Project also includes 54 total bicycle parking spaces, including eight short-term bicycle parking spaces and 46 long-term bicycle parking spaces. There are two common open space areas with landscaping on the 1.5 gross/net acre multi-family lot. There are six-foot-high fences/walls proposed along the rear and interior side property lines. The private driveways and fire lanes will not be gated.

D. Affordable Housing
The Project includes a total of 46 attached townhouse-style condominium units, 10 of which will be affordable, within eight separate buildings. The Project is subject to the IHO East Los Angeles/Gateway submarket, which requires a 20 percent set-aside for affordable units at an average 135 percent AMI. The Project requests additional units under the DBO at the 38.75 percent density bonus at 80 percent AMI (lower Income), which allows 11 additional units. In addition to the DBO, AB1287 allows an additional density bonus, if a housing development includes at least 24 percent of the units set aside are for lower income level housing. Since this Project proposes a 25 percent set-aside that includes lower income level units, the Project is eligible for an additional eight units, which allows for a total of 19 additional bonus units. Therefore, the Project includes 10 for-sale units with seven at the lower-income level (80 percent AMI) and three at the moderate-income-level (120 percent AMI), to meet the 25 percent set-aside and density bonus requirements for the additional 19 units pursuant to County Code Section 22.120.060 (Density Bonus) and AB1287. All affordable units will be evenly distributed throughout the project site and shall be constructed in the same manner and quality as all the other non-restricted 36 market-rate units in terms of architecture, landscaping, and amenities. The Applicant also requests a waiver of development standards as follows:

1. Yard Setbacks. Per County Code Section 22.18.040 (Development Standards for Residential Zones), the minimum yard depths for front yards are 20 feet, 10 feet for reverse-corner side yards, five feet for interior side yards, and 15 feet for rear yards. The Project requests a reduced front yard setback from 20 feet to six

feet, reduced reverse-corner side yard from 10 feet to six feet, and the rear yard setback from 15 feet to 12.8 feet.

2. Building Height. Per County Code Section 22.18.040, the maximum height shall not exceed a height of 35 feet above grade. The request is an increase in the maximum allowable building height from 35 to 38 feet.
3. Ground Floor Strategies. Per the RDSO, developments must implement at least two of the strategies listed in Table 22.140.520-F (Entryway Privacy Mitigation Strategies). A request is for the reduction of two to one ground floor privacy strategies.
4. Ground Floor Units. Per the RDSO, residential units shall provide private patios for a minimum of 25 percent of those units, and each patio shall be a minimum of 100 square feet in area and 7 feet deep. The request is for a reduction of the minimum depth to 4.5 feet.

This Project is categorized as multi-unit, private entry residences and must adhere to 22.140.520.G (Articulation and Architectural Detailing Strategies). These are ground-level, private entry-accessible units; the private space requirements have been met by the proposed private yard areas. All other required development standards not proposed to be waived as part of the AHP, will be required to be consistent with requirements and will be verified through future approvals prior to building permit issuance.

E. Parking

The Project will provide a total of 96 parking spaces, 92 of which will be covered and reserved for residents and four will be uncovered and reserved for guests. All 92 parking spaces reserved for residents are contained within the individual two-car garages in each of the 46 condominium units. Guest parking spaces are provided in two locations within the Project Site along the private driveways and fire lanes. Two guest standard parking spaces are between Buildings No. 4 and No. 5, and the other two guest standard parking spaces are between Building No. 4 and No. 6. Bicycle parking per Table 22.112.100-A (Minimum Required Bicycle Parking Spaces) requires one short-term bicycle parking space for every 10 dwelling units and one long-term bicycle parking space for every two dwelling units. Therefore, the required number of short-term bike parking spaces is four short-term and for long-term bike parking spaces is 23. The Project exceeds these requirements as it includes eight short-term bike parking spaces and 46 long-term bike parking areas.

F. Storage Enclosure Requirements for Recycling and Solid Waste

While trash and recycling requirements are not approved through the Tentative Map process, the Project was reviewed for compliance based on the review of the conceptual locations. County Code Sections 22.132.010 (Purpose) and 22.132.020 (Applicability) requires that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated 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 in compliance with Title 14, Division 7 (Natural Resources) of the California

Code of Regulations, excluding compact lot subdivision and single-family residential subdivision. The Project is for 46 attached condominium units. While these are SFRs this Project is considered a multi-family subdivision and therefore is subject to these requirements. Per the requirements, the storage area shall be accessible to residents, employees, and refuse and recycling haulers at all times.

The storage areas shall be located within the same enclosure, unless the Director of County Department of Regional Planning ("LA County Planning") determines that extraordinary circumstances prevent collating containers within one enclosure, thereby necessitating multiple enclosures, or when the storage area is located outside of a building, it shall be located in the rear portion of the lot, wherever feasible, or adjacent to an alley if the lot is bordered by an alley. The Project Site indicates that trash and recycling areas will be located within each of the two-car garages for each dwelling, as long as it does not block access, and provides 27 square feet of storage area. The Applicant received correspondence from the County Department of Public Works ("Public Works") Environmental Programs Division stating that this alternative area to this section's requirements would be allowed. The storage areas must not be located within the required vehicle spaces, and when moved for trash collection, they may not be located within any area designated for pedestrians and vehicle access. The Project Site will maintain these designated areas free and clear of trash and recycling receptacles.

G. Public Art in Private Development

The Project includes 46 residential units. A development project resulting in the creation of 30 or more dwelling units, including mixed-use developments, subdivisions, common-interest developments, or multi-family housing, will be required to incorporate works of publicly accessible art in private development. Per County Code Section 22.246.090 (Public Art in Private Development Program) the residential development with a building valuation of $750,000 or greater. The $750,000 building valuation eligibility threshold shall be adjusted on March 1, 2026, and annually thereafter, based on the changes to the Consumer Price Index of the preceding year. As an alternative, rather than providing Public Art pursuant to County Code Section 22.246.090.E.1 (Establishment of Public Art in Private Development Program), the Applicant provides an In-Lieu Fee, pursuant to the same Subsection E.1, and the value of such Public Art is less than one percent of the building valuation. The In-Lieu Fee shall be the difference between one percent of the building valuation and the Public Art to be deposited into the Public Art in Private Development Fund ("PAPD").

13. **CEQA DETERMINATION.**

Prior to the Commission's public hearing on the Project, LA County Planning Staff determined that this Project qualifies as a Statutory Exemption pursuant to CEQA Guidelines, Public Resources Code 21080.01 ("AB 130") and the County environmental guidelines. The Project qualifies under the AB 130 Infill Housing Statutory Exemption because:

A. The Project is consistent with the applicable General Plan and Zoning Ordinance, including that the R-2 (Two-Family Residence) zone allows for the proposed 46 townhouse-style condominiums. While the land use designation H18 (18 dwelling units per net acre) allows 27 dwelling units, the Applicant applied for a DBO per Section 22.120 (Density Bonus) and AB1287, which allows for an additional 19 units. The Project site meets the General Plan and Zoning requirements.
B. The Project meets the minimum residential density requirements for infill housing as specified in AB 130, section 65583.2 of the Government Code, which requires at least 50 percent of the default density (30 dwelling units per acre) determined by AB 130, which requires at least 15 dwelling units. The Project proposes 46 dwelling units with a density bonus. The approval of a density bonus does not determine whether a project is inconsistent with the General Plan.
C. The site is located within an urbanized area and is substantially surrounded by urban development or is a previously developed site as defined in AB 130 and less than five acres. The Project Site has been previously developed with an urban area with an existing SFR, church and private school, and at least 75 percent of the perimeter of the site adjoins and is within a one-quarter-mile radius of parcels that are developed with urban uses. The Project Site is surrounded by single-family and two-family residential developments.
D. The Project does not involve the demolition of a designated historic resource, nor is the site listed or eligible for listing in a local, state, or federal historic register. The existing single-family residence, church and private school to be demolished are not listed in the local, state, or federal historic register.
E. The Project Site is not identified as a hazardous materials site or recognized environmental condition (“REC”), as documented in the submitted Phase I Environmental Site Assessment (“Phase 1”). The Project Site is not located in a coastal zone, not a hazardous waste site designated by the Department of Toxic Substances Control, not in a 100-year flood plain, not in a regulatory floodway, not identified for conservation, and not subject to a conservation easement. According to the Phase 1 dated January 6, 2025, the Project Site does not have any items listed as an REC.
F. The Project meets all applicable objective design, development, and environmental standards.
G. All tribal consultation requirements under AB 130 have been satisfied, including timely notification and completion of any requested consultation. The Gabrieleno Band of Mission Indians-Kizh Nation provided their recommendations for conditions of approval that have been included in the conditions of approval for this Project.

Based on these findings, staff conclude that the Project qualifies for the AB 130 Infill Housing Statutory Exemption, and no further environmental review is required under CEQA. Therefore, the Project is statutorily exempt.

14. **COMMUNITY OUTREACH.** The Applicant did not perform any community outreach.

15. **PUBLIC COMMENTS.** Staff received a total of six emails, five in opposition and one in support of the Project by the hearing date.

16. **AGENCY RECOMMENDATIONS.**
    A. County Subdivision Committee: Recommended approval on Exhibit "A" dated April 8, 2026.

    B. Los Angeles County Development Authority ("LACDA") issued its recommendations for conditions of approval in a letter dated June 23, 2026.

17. **LEGAL NOTIFICATION.** Pursuant to Sections County Code Section 22.222.120 (Public Hearing Procedure) the community was properly notified of the public hearing by mail, and newspaper publication (Whittier Daily News), and property posting. On August 21, 2026, a Notice of Public Hearing posted on the Project Site, plainly visible from Rainier Street. On August 13, 2026, Staff mailed a total of 121 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. This mailing also included notices to those on the courtesy mailing list for the Sunshine Acres Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

18. **LAND USE POLICY.** The Commission finds that the Project is consistent with the following policies of the General Plan's Land Use and Housing Elements, as the Project provides 46 dwelling units (36 market-rate units and 10 affordable units):

    Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas.

    Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

    The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is already surrounded by residential and commercial development. The Project Site is not located within a Significant Ecological Area, and no natural resources exist on the site.

    Goal LU 4: 1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

    The 1.5-gross/net acre property is developed with a SFR, detached garage, church, and private school. Based on the property's size and land use designation, the baseline density is 18 units, and with a density bonus (19 units), resulting in a total

unit count of 46 units. This is a net gain of 45 units as there was only one unit, previously. The 46-unit residential Project shall provide 10 affordable units.

Housing Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

The Project includes townhouse-style condominiums within a land use category intended for the development of SFRs and Two-Family. The housing development also includes 10 affordable units, seven at the lower-income level (80 percent AMI) and three at the moderate-income level (120 percent AMI).

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-2 zoning classification as townhouses are permitted in such zone with a ministerial site plan review, if they meet certain criteria including the lot is outside of a Very High Fire Hazard Severity zone ("VHFHSZ"), outside of a Coastal Zone, outside of a Significant Ecological Area, outside of a Hillside Management Area, outside of the 70 or above decibel Community Noise Equivalent Level of an Airport Influence Area, nor more than six townhomes in one building and served by the public sewer system and fronting a public highway or street pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5) zoning table. This Project complies with all other noted requirements, except that the Project requires a CUP to allow more than six units. A CUP has been requested.

20. **NUMBER OF TOWNHOUSES.** The Commission finds that the Project is consistent with the development standards identified in County Code Section 22.140.660 B.2 (Number of Townhouses), which allows the maximum number of townhouses contained within a single building as six, as modified with the CUP. Building Nos. 1, 2, 7, and 8 contain seven units and thus a CUP is required for the development of townhouses of more than six units in one building. All other proposed townhouse-style buildings within the Project are in compliance.

21. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and width - Requirements generally) and 22.110.130 (Required Area and Width. The lot shall have a minimum area of 5,000 square feet, and the required width shall be at least 50 feet. The lot area is 1.5 acres, and the lot width is 250 feet.

22. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage). The lot frontage at the right-of-way shall be 40 feet or more. The property fronts two rights-of-way and Painter Avenue has been designated as the front property line.

23. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the yard setback requirements for front, interior side, reverse corner side, and rear yard requirements as modified through the related AHP. The Project is consistent with the

required interior side yard requirement of five feet since it provides a five-foot-wide setback. However, the Project modifies the standards identified in County Code Section 22.18.040 (Development Standards for Residential Zones), which require a 20-foot-wide front-yard setback, a 10-foot-wide reverse corner side-yard setback, and a 15-foot-wide rear-yard setback, allowing a six-foot front yard, six-foot reverse corner side yard, and a 12.8-foot rear yard setback.

24. **HEIGHT.** The Commission finds that the Project's modification of the building height is consistent with the applicable DBO as part of the related AHP. The Project modifies the standards identified in County Section 22.18.040 (Development Standards for Residential Zones), which establishes a maximum height of 35 feet. As a waiver of development standards, under applicable DBO as part of the related AHP, the Project requests a 38-foot-high building height, which is three feet above the maximum height permitted.

25. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings). The minimum distance of 10 feet shall be required between all main residential buildings on the same lot. The building separation distances all exceed this requirement, ranging from 11 to 24 feet.

26. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code with the 22.110.070 (Fences and Walls), requiring a maximum height of six feet for fences and walls along the rear and interior side property lines and 3.5 feet in the front yard and reverse corner side yard setback, which will be verified through future approvals prior to building permit issuance.

27. **PARKING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.112.070 (Required Parking Spaces). Each unit will provide two covered standard spaces. The Project provides two parking spaces within each unit's garage for a total of 92 covered spaces. Guest parking requirements follow the multi-family parking guidelines, which require that one parking space be provided for every 10 units for projects with more than 10 units. Therefore, for 46 units a total of four guest parking spaces is required and a total of four uncovered guest parking spaces including one accessible parking space, for a total of 96 vehicle parking spaces. Short-term and long-term bicycle parking requires one short-term for every 10 units and one long-term for every two dwelling units. The Project proposes eight short-term and 46 long-term bicycle parking spaces which exceed the minimum requirements for four short- term and 23 long-term bicycle parking spaces. Long-term bicycle parking areas may not be located within the required vehicle parking spaces, and all vehicle parking, and bicycle parking, will be verified through future approvals prior to building permit issuance.

28. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Items Required for Tract Maps). The total amount of grading proposed is 1,000 cubic yards ("cy"), including 500 cy of cut, 200 cy

of fill, and 300 cy to be exported off-site. The Project will also provide a Tribal Monitor before any ground disturbance shall occur.

29. **RESIDENTIAL DESIGN.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.520 (Residential Design Standards) except for those as modified with the related AHP. Each unit is considered a multi-unit, private-entry, ground level residences per the RDSO. Each unit shall comply with all RDSO including the following requirements except as otherwise modified with the related AHP.

    a. **Building Site and Access**. All buildings shall have a minimum of one direct pedestrian pathway from all adjoining street sidewalks or public rights-of-way where sidewalks are not present to the front entrance of the buildings, courtyards, or individual units facing the street. The Project is consistent as all units are accessible from a pedestrian walkway from the public right-of-way or an internal walkway that connects to the public walkways and shall be verified through future approvals prior to building permit issuance.

    c. **Front Yards and Building Orientation.** All buildings shall have at least one primary pedestrian entrance along the frontage orientated toward the primary adjoining street. The Project is consistent with these standards as the residences are located along the perimeter of the designated front property line along Painter Avenue and the units along Rainier Avenue will also be orientated towards the public street.

    d. **Canopy Trees.** A development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area to the street. The Project is consistent with these standards, as a total of 11 trees along the designated front property line and reverse corner property line shall be planted and shall be verified prior to building permit issuance.

    e. **Ground Floor Treatments**. All street-facing buildings shall have at least one primary pedestrian entrance orientated to the right-of-way from the front yard or if proposed from an Interior courtyard, an entrance that may face the courtyards and be lit with minimum of one light fixture. The Project will be verified through future approvals prior to building permit issuance.

    f. **Entryway Articulation.** All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520.E (Entryway Articulation Strategies. The Project will be verified through future approvals prior to building permit issuance.

    g. **Ground Floor Privacy.** All residences shall mitigate privacy concerns for residences by implementing two strategies per Table 22.140.520-F (Entryway Privacy Mitigation Strategies). A request is for a reduction of two ground floor

privacy strategies to one. The Project will be verified through future approvals prior to building permit issuance.

h. **Articulation and Architectural Strategies**. Ground floor privacy strategies for multi-unit (private entry) residences require two strategies of Table 22.140.520.G (Articulation and Architectural Detailing Strategies). The Project will be verified through future approvals prior to building permit issuance.

i. **Building Façade Details**. All buildings shall include a minimum of two materials, colors, or textures along façades and as listed in the RDSO. The Project will be verified through future approvals prior to building permit issuance.

j. **Balconies and Patios.** Ground floor units shall provide private patios with a minimum 100 square feet and seven feet deep. The Project is consistent as modified with the related AHP. The request is for a reduction of the minimum depth to 4.5 feet. The Project will be verified through future approvals prior to building permit issuance.

k. **Walls and Fences (Transparency and Materials).** Any fence in the front yard setback over three feet shall be a minimum of 50 percent transparent along the frontage. The Project will be verified through future approvals prior to building permit issuance.

30. **PEDESTRIAN WALKWAYS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.380 (Condominium and Community Apartment Projects). County Code requires a five-foot walkway for direct access into the Project Site from any sidewalks along the project frontage, have a landscaped strip minimum of four feet in width along any common walkway that is adjacent to a fire lane, and if direct vehicle access to the garage parking for any unit is taken from a fire lane, the common walkway and/or main entrance to the unit shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. The Project will provide five-foot-wide pedestrian walkways into and throughout the development. The walkway is provided along the perimeter of the Project with internal walkways to Painter and Rainier Avenues.

31. **ON-SITE TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees). In addition to the requirements of Section 21.32.160 (Street Tree Planting), the Applicant shall 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. The Project requires a total of 10 trees to be planted based on the property's front yard property line along Painter Avenue, planted no greater than 25 feet apart within four feet of the front yard setback areas. Given driveway access and line-of sight restrictions required by Public Works, 11 trees shall be planted along both Painter and Rainer Avenues, to be verified prior to final map recordation.

32. **STORAGE AREAS FOR TRASH AND RECYCLING**. The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project will provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area so long as it is not located within the required vehicle parking spaces. Vehicle parking spaces shall be either 8.5 feet by 36 feet for tandem spaces or 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up, they must be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access.

33. **PUBLIC ART IN PRIVATE DEVELOPMENT PROGRAM.** The Commission finds that this Project is required to comply with Section 22.246.090 (Public Art in Private Development Program), which will require the installation of public art on the project site or payment of an in-lieu fee (one percent of the building valuation of the project) prior to building permit issuance.

34. **INCLUSIONARY HOUSING.** The Commission finds that the Project is consistent with the County Code Chapter 22.121 (Inclusionary Housing). Per the IHO, a project must provide at least 20 percent of the baseline units, which is 27 for this Project, based on the East Los Angeles/Gateway submarket area. This results in the required six-unit set aside at an average affordability of 135 percent. However, since the Project includes a density bonus request, the Project exceeds this requirement, and includes 10 affordable units in all, seven units at 80 percent AMI (Lower Income) level and three units at 120 percent AMI (moderate income).

35. **DENSITY BONUS.** The Commission finds that the Project is consistent with County Code Section 22.120.030 (Density Bonus Applicability) and AB1287. The Project must provide the required number of set-aside affordable units to allow for an additional number of units. As part of the related AHP, the Project includes 19 additional units, 11 units under the DBO and eight units per AB1287. The Project is required to provide 10 affordable set-aside units, seven units at 80 percent AMI (Lower Income) level and three units at 120 percent AMI (moderate income).

36. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Project does not include rental replacement units pursuant to County Code Chapter 22.119 (Affordable Housing Replacement), because there are no rental units. The existing SFR to be demolished was not tenant-occupied.

CONDITIONAL USE PERMIT FINDINGS

37. **The Commission finds that the proposed use will be consistent with the adopted General Plan.** The Project complies with the General Plan as a CUP is required for the

number of townhouses that exceed six units in one building. Building No. 1 includes seven units (Unit Nos. 1 through 7), Building No. 2 includes seven units (Unit Nos. 8 through 14), Building No. 7 includes seven units (Unit Nos. 33 through 39), and Building No. 8 includes seven units (Unit Nos. 40 through 46).

38. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project Site is developed with an owner-occupied single-family residence, church and private school. The proposed use will be residential. The Project includes townhouse-style units that require the CUP to allow more than six units in one building. The Project will not adversely affect the health, peace, comfort or welfare of persons residing in the area. The Project is consistent with the neighboring properties that have multiple residential units.

39. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is square-shaped and 1.5 acres in size, which is sufficiently adequate to accommodate the yards, walls, fences, parking, landscaping, other development features, and the proposed number of units in each building required by the County Code and as modified through the AHP. The Project complies with all development standards set forth by the County Code and as allowed and through the CUP, the number of units allowed in one building.

40. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site and the proposed number of units in each building as allowed through the CUP is adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate because the Project Site is an urban infill site and located on Rainier and Painter Avenue, which are both paved and improved 60-foot-wide Secondary Highways as designated on the County Master Plan of Highways. Public Works did not review a traffic impact analysis as it met requirements per AB130 to be exempt from further traffic analysis.

ADMINISTRATIVE HOUSING PERMIT FINDINGS

41. **REVIEW AUTHORITY.** The Commission finds that the Commission is the review authority when a discretionary application is filed concurrently with an application for an Administrative Housing Permit. This AHP is filed concurrently with a Vesting Tentative Tract map and CUP application.

42. **DECISION.** The Commission finds that when an application meets all the requirements for an Administrative Housing Permit, that application shall be approved.

ENVIRONMENTAL FINDINGS

43. The Commission finds that the Project qualifies as exempt from CEQA pursuant to AB 130 and the County environmental guidelines. The Project qualifies under the AB 130 Infill Housing Statutory Exemption because:
    A. The Project is consistent with the applicable General Plan and Zoning Ordinance, including that the R-2 (Two-Family Residence) zone allows for the proposed 46 townhouse-style condominiums. While the land use designation H18 (18 dwelling units per net acre) allows 27 dwelling units, the Applicant applied for a DBO per Section 22.120 (Density Bonus) and AB1287, which allows for an additional 19 units. The Project site meets the General Plan and Zoning requirements.
    B. The Project meets the minimum residential density requirements for infill housing as specified in AB 130, section 65583.2 of the Government Code, which requires at least 50 percent of the default density (30 dwelling units per acre) determined by AB 130, which requires at least 15 dwelling units. The Project proposes 46 dwelling units with a density bonus. The approval of a density bonus does not determine whether a project is inconsistent with the General Plan.
    C. The site is located within an urbanized area and is substantially surrounded by urban development or is a previously developed site as defined in AB130 and less than five acres. The Project Site has been previously developed with an urban area with an existing SFR, church and private school, and at least 75 percent of the perimeter of the site adjoins and is within a one-quarter-mile radius of parcels that are developed with urban uses. The Project Site is surrounded by single-family and two-family residential developments.
    D. The Project does not involve the demolition of a designated historic resource, nor is the site listed or eligible for listing in a local, state, or federal historic register. The existing single-family residence, church and private school to be demolished are not listed in the local, state, or federal historic register.
    E. The Project Site is not identified as a hazardous materials site or REC, as documented in the submitted Phase I. The Project Site is not located in a coastal zone, not a hazardous waste site designated by the Department of Toxic Substances Control, not in a 100-year flood plain, not in a regulatory floodway, not identified for conservation, and not subject to a conservation easement. According to the Phase 1 dated January 6, 2025, the Project Site does not have any items listed as an REC.
    F. The Project meets all applicable objective design, development, and environmental standards.
    G. All tribal consultation requirements under AB 130 have been satisfied, including timely notification and completion of any requested consultation. The Gabrieleno Band of Mission Indians-Kizh Nation provided their recommendations for

conditions of approval that have been included in the conditions of approval for this Project.

Based on these findings, staff concludes that the Project qualifies for the AB 130 Infill Housing Statutory Exemption, and no further environmental review is required under CEQA. Therefore, the Project is statutorily exempt.

ADMINISTRATIVE FINDINGS

44. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning, except where modified as part of the related AHP, and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

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

- Commission Hearing held on September 23, 2026.

46. **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 Director, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The proposed use, with the attached conditions of approval, will be consistent with the adopted General Plan.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. That the application meets all the requirements for an Administrative Housing Permit.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 21080.01, Statutory Exemption.

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025005299** and **ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025001969**, subject to the attached conditions.

CONCURRING:DISSENTING: 3:2

ACTION DATE: September 23, 2026
JH:EGA:ML
09/23/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-001862
VESTING TENTATIVE TRACT MAP NO. 84687 (RPPL2025001966)

PROJECT DESCRIPTION

The project is a new multi-family lot with 46 new townhouse-style condominium units within eight buildings on 1.5 gross/net acres in the R-2 Zone. The project includes a density bonus for 19 additional units in return for setting aside seven affordable for-sale units at the lower-income level or 80 percent the Area Median Income ("AMI") and three affordable for-sale units at the moderate-income level (120 percent AMI) and to allow more than six units in one townhouse building, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Applicant.** Unless otherwise apparent from the context, the term "Applicant" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6 and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. **Indemnification**. The Applicant 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 Applicant of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant 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 Applicant or the Applicant's counsel.

A. If, during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant 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 Applicant, 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 Applicant according to County Code Section 2.170.010 (Fees for Providing County Records).

7. **Expiration. Vesting Tentative Tract Map No. 84687 shall expire on September 23, 2028.** 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. **Exhibit Map**. 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, a modified Exhibit Map shall be submitted to LA County Planning by **November 23, 2026.**

9. **Amended Exhibit Map**. In the event that subsequent revisions to the approved Exhibit Map are submitted, the Applicant shall submit the proposed plans to the Subdivision Committee 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 the applicable fee for such revision.

10. **Conditions Compliance**. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Applicant 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 Applicant from compliance with these conditions and applicable regulations.

11. **Inspection Fees**. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in

violation of any one of the conditions of this grant, the Applicant 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 $**470.00** per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Applicant pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Applicant upon request.

12. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Applicant 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 Applicant shall provide proof of payment upon request from LA County Planning.

13. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Applicant to cease any development or activity not in full compliance shall be a violation of these conditions and result in revocation.

14. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

15. **County Public Works Requirements**. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

16. **Compliance to County Code Title 21 and Title 22.** All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.

17. **Maintenance**. The Applicant shall maintain the subject property in a neat and orderly fashion. The Applicant shall maintain free of litter all areas of the premises over which the Applicant has control.

18. **Graffiti.** 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the Applicant shall remove or cover said markings, drawings, or signage within 48 hours, 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.

VESTING TENTATIVE TRACT MAP SPECIFIC CONDITIONS

19. **Scope of Approval.** This grant shall authorize the creation of one multi-family lot with 46 townhouse-style condominium units as depicted on the Vesting Tentative Tract Map and Exhibit Map dated April 8, 2026.

20. **Compliance with County Code and the Subdivision Map Act.** The Applicant shall conform to the requirements of the Subdivision Map Act.

21. **Conditions.** Except as expressly modified herein, this approval is subject to all conditions listed in the attached Subdivision Committee Reports (Vesting Tentative Tract Map dated April 8, 2026), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

22. **County Development Authority ("LACDA") Conditions.** If the project includes a density bonus and/or affordable housing with an approval letter from LACDA. This approval is subject to the requirements as outlined in the LACDA letter dated June 23, 2026.

23. **Signage**. Prior to the issuance of building permits, the Applicant shall post on the private driveways and fire lanes: “No Parking-Fire Lane”, unless designated parking otherwise permitted. The Applicant will provide proof of completion with photos of the installations.

Grading

24. **Grading**. The Applicant shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

PRIOR TO RECORDATION OF A FINAL MAP

On-Site Tree Planting

25. **On-Site Tree Planting**. The Applicant shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size, and species of the tree plantings required by this grant. The Applicant shall post a bond guaranteeing performance of work with Public Works, or provide other proof of plantings to the

satisfaction of the Director. The Project shall require 11 trees to be planted along the street frontages of Painter Avenue and Rainier on the Project Site within the first four feet within the front yard and reverse corner side yard setback areas.

Condominiums

26. **Condominium Project Details**. The Applicant 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 46 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.

27. **Covenant and Agreement for Condominium Project**. Prior to final map recordation, the Applicant shall submit a draft covenant and agreement that if units are first rented, to provide tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The Applicant shall record said covenant and agreement concurrently with the recordation of the final map.

Covenants, Conditions, and Restrictions ("CC&Rs")

28. **Copy of CC&Rs.** The Applicant shall submit a copy of the project's 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.

29. **Maintenance Requirements in CC&RS.** The Applicant shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to private driveways and fire lanes (including prohibition of gates), walkways, lighting system along all walkways, landscaping (including all front yard trees), irrigation systems, wall, fence, and recreation area, to the satisfaction of the Director.

30. **Reserved Resident/Guest Rights in CC&Rs.** The Applicant shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the guest parking, private driveways, and fire lanes for access into and out of the subdivision.

Driveway Conditions

31. The private driveways shall be labeled as Private Driveways and Fire Lanes on the Exhibit Map.

32. **Performance Bonds for Private Driveways and Fire Lanes.** The Applicant shall construct or bond with Public Works for the private driveways and fire lanes, complying with paving design and widths, as depicted on the approved Exhibit Map dated April 8, 2026, or an Amended Exhibit Map approved by the Director.

33. **Ungated Private Driveways.** The private driveway shall not be gated. For condo developments or if there is a reciprocal access easement, gated vehicular access shall be listed as a prohibition within the CC&Rs.

34. **No Parking-Fire Lane Posting.** If private driveway and fire lanes are constructed prior to recordation of the final map, the Applicant shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted.

35. **Enforcement and Maintenance for Private Driveways.** The Applicant shall provide for continued enforcement in the CC&Rs. The Applicant shall submit a draft copy of the CC&Rs to LA County Planning for review and approval.

Existing Structures

36. **Proof of Demolition.** The Applicant shall obtain demolition permits from Public Works, Building and Safety Division to demolish the existing residence and any accessory structures located within the Project Site as delineated on the Vesting Tentative Tract Map dated April 8, 2026. The Applicant shall provide photographs and/or other evidence satisfactory to the Director that the structures in question have been removed.

37. **Fences and Walls.** The Applicant shall provide proof that non-compliant fences/walls have been removed, replaced, and brought into compliance with Title 22 (Planning and Zoning) of the County Code.

Trash and Recycling

38. **Storage Areas for Trash and Recycling Collection**. The Applicant shall comply with County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project shall provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area, but it may not be located within the required vehicle parking spaces. Vehicle parking spaces shall be either 8.5 feet by 36 feet for tandem spaces or 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, employees, and the refuse and recycling haulers at all times, and when trash and recycling receptacles are relocated for pick-up, they shall be accessible to residents, employees, and the refuse and recycling haulers at all times, and they may not be located within the required areas for pedestrian and vehicle access. Prior to Final Map Recordation a site plan shall be submitted to review the relocation of the receptacles on trash collection day.

Public Art

39. **Covenant for Public Art**. An Applicant shall decide between the In-Lieu Fee or Public Art Installation as indicated in County Code Section 22.246.090 (Public Art in Private Development Program) ("PAPD"). Prior to final map recordation, a covenant shall be required to ensure compliance and provided to LA County Planning. Once an Applicant elects to fulfill the PAPD requirements by either the In-Lieu Fee or Public Art Installation, the Department of Arts and Culture ("Arts and Culture") will administer the PAPD.

40. **In-Lieu Fee for Public Art**. As an alternative to providing Public Art, the Applicant may pay a fee to be deposited in the PAPD Fund equal to one percent of the building valuation of a development project. Alternatively, if the Developer provides Public Art as described above, and the value of such Public Art is less than one percent of the building valuation, the Applicant shall pay the difference between one percent of the building valuation and the Public Art to the PAPD Fund. Prior to final map recordation, the Applicant shall provide proof of payment of the PAPD in-lieu fee, pursuant to Chapter 22.246.090 (PAPD) if not providing an approved cultural facility or structure or art installation as part of the development project as administered by Arts and Culture.

41. **Public Art Plan**. Prior to the issuance of any building permit(s), the Applicant shall first submit to Arts and Culture, an Art Plan with a proposal committing the Applicant to comply with the Program Requirements and must be approved prior to submitting for approval and incorporation of the approved cultural facility or structure or art installation into the Project site plan that is approved by LA County Planning. The Public Art should also be noted on a Revised Exhibit "A", as part of the Project's review for the construction of the units with LA County Planning.

42. **Satisfaction of PAPD Program Requirements.** The Applicant shall satisfy all of the requirements of the PAPD Program for the Project as a whole prior to the issuance of the first building permit.

Tribal Cultural Resources

43. **Tribal Monitor.** Prior to the commencement of any ground disturbance activities, the Applicant shall retain a qualified Tribal monitor(s) ("Tribal Monitor") who is approved by the Gabrieleno Band of Mission Indians – Kizh Nation ("Tribe") to provide tribal monitoring/consulting services. The term "ground disturbance activities" refer to activities that may include demolition resulting in ground disturbance, clearing vegetation, pavement removal, grading, excavation, trenching, drilling, and potholing/auguring within the Project Site and off-site areas as included in the project description. Prior to the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity, the Applicant shall submit a copy of the executed monitoring agreement with the Tribe to the LA County Planning.

44. **Tribal Cultural Resources Monitoring Plan.** Prior to the commencement of any ground disturbance activities, the Applicant or its consultant shall prepare and submit a Tribal Cultural Resources Monitoring Plan ("Monitoring Plan") to the Tribe for review

and LA County Planning for approval at least 30 days before those activities commence. The Monitoring Plan shall include methods for monitoring ground disturbance activities; procedures to follow when resources are discovered; protocol for identifying and evaluating tribal cultural resources; and proposed measures to mitigate potential impacts to tribal cultural resources to less than significant as provided in Condition No. 46 (Discovery of Tribal Cultural Resources).

45. **Tribal Monitoring**. The Tribal Monitor shall be present to monitor all project ground disturbance activities for the presence of tribal cultural resources. The Tribal Monitor shall complete a daily log documenting all ground disturbance activities, the locations where those activities occurred, the types of soils involved, any tribal cultural resources encountered, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Copies of monitor logs shall be provided to the Applicant/LA County Planning upon request from the Tribe. Monitoring shall end when ground disturbance activities are completed as confirmed by the Applicant in writing to the Tribe and LA County Planning, and when the Tribe provides a written notification to the Applicant and LA County Planning that all ground-disturbing activities for the Project are complete and that the construction activities at the Project site have a low potential for impacting tribal cultural resources. If the Project's scheduled activities require the Tribal Monitor to leave the Project Site for a period of time and return, confirmation shall be submitted to the Tribe by the Applicant, in writing, upon completion of each set of scheduled activities and five days' notice (if possible) shall be submitted to the Tribe by the Applicant, in writing, prior to the start of each set of scheduled activities. Within 30 days after monitoring has ended, the Tribal Monitor shall submit the daily logs to LA County Planning.

46. **Discovery of Tribal Cultural Resources.** If tribal cultural resources are encountered during construction, all ground disturbance activities within 50 feet of the find shall stop until the Tribal Monitor and/or Tribal Archaeologist evaluate the significance of the find and an area barrier shall be constructed. Construction activities may continue in other areas of the project site. If the discovery proves significant as determined by the Tribal Monitor, Tribal Archaeologist, and Tribe, appropriate measures shall be recommended, subject to the County's approval, to mitigate potential impact to tribal cultural resources. Avoidance and preservation in place, or recovery and retention by the Tribe, shall be the priority measures in treatment of tribal cultural resources associated with the project site as deemed appropriate by the Tribe. If any other method of treatment is required for tribal cultural resources associated with this site, the applicant will cover all costs related to treatment, including, but not limited to, ceremony, reinterment, transfer of objects, and care of objects. The Applicant shall relinquish all rights to tribal cultural resources inadvertently discovered during and after the completion of project-related activities. The Tribal Monitor shall coordinate with the Applicant to ensure that all measures approved by the County are implemented. Within 90 days after monitoring has ended, the Tribal Monitor shall prepare and submit a final monitoring report documenting all tribal cultural resources encountered, the significance of the resources, and the treatment of the resources to LA County Planning.

47. **Unanticipated Discovery of Human Remains**. If human remains are encountered during construction, all ground disturbance activities within 150 feet of the discovery shall be suspended, and the construction manager shall immediately notify the County Medical Examiner pursuant to State Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.8. The code sections shall be enforced for the duration of the project.

    A. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant, as determined by the Native American Heritage Commission, should those findings be determined as Native American in origin.
    B. Preservation in place is the preferred manner of treatment.
    C. Any discovery of human remains shall be kept confidential to prevent further disturbance.

    Construction activities may resume in other parts of the project site at a minimum of 150 feet away from discovered human remains, if the County and Tribe determine that resuming construction activities at that distance is acceptable and provides the applicant express consent of that determination (along with any other mitigation measures the Tribe monitors and/or archaeologist deems necessary).

    In the case where discovered human and funerary remains cannot be fully documented and recovered on the same day, the Tribe and LA County Planning, in consultation with the Applicant, shall determine how to divert the project and protect the remains in place. If the project cannot be diverted and preservation in place is not possible, the Tribe and LA County Planning shall, in consultation with the Applicant and/or property owner, establish a Reburial Plan. The plan may include, but not be limited to, designating a location within the footprint of the project for the respectful reburial of the remains, procedures for storing the remains, the schedule for reburial of the remains, and, if approved by the Tribe, regulations for data recovery.

Attachments:

- Subdivision Committee Conditions for Vesting Tentative Tract Map and Exhibit Map dated April 8, 2026 (Pages 1-24)

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 tract/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 driveways and multiple access strips 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 driveways to the satisfaction of Public Works.

12. Remove the existing buildings as shown on the tentative map 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 tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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. A final guarantee will be required at the time of filing of the final map 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 $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz Phone (626) 458-4921 Date Rev'd 5/20/2026
TR 84687L_Rev2_RPPL2025001966

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

TRACT MAP NO.: 84687

TENTATIVE MAP DATE: 04/08/2026
EXHIBIT MAP DATE: 04/08/2026

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 02/25/2026, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: _____ Date: 04/23/2026 Phone: (626) 458-4921
ISAAC CARRERA

PCA LX001129/A863
EPIC LA RPPL2025001966

Los Angeles County Public Works
Geotechnical and Materials Engineering Division

GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET

900 S. Fremont Avenue, Alhambra, CA 91803
Telephone: (626) 458-4925
Email: GMEDSubmittals@dpw.lacounty.gov

Tentative Tract / Parcel Map	84687	**Tentative Map Dated**	**4/8/2026** **Parent Tract** --
Grading By Subdivider? [ ] (Y or N)	1,000 yd^3	**Location**	Whittier (APNs 8026014001, 8026014025)
Geologist	---	**Subdivider**	Monte Vista Homes
Soils Engineer	---	**Engineer/Arch.**	Advanced Civil Group

Review of:

Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: ---
Geotechnical Report(s) Dated: ---
References: RPPL2024005954 Pre-Application Counseling, ESTU2025000711 LID

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

REGISTERED PROFESSIONAL ENGINEER
BRENDAN J. MILLER
C 98226
CIVIL
STATE OF CALIFORNIA

Brendan Miller
Geotechnical Section

PROFESSIONAL GEOLOGIST
Karin L. Burger
No. 2507
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Karin Burger
Engineering Geology Section

Date 4/27/26

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

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

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, LID devices, 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.

PC

Name Patricia Constanza Date 4/27/2026 Phone (626) 458-4921

LAND DEVELOPMENT DIVISION – ROAD
TRACT 84687

TENTATIVE MAP DATED 4/8/2026
EXHIBIT 'A' DATED 4/8/2026

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

1. Dedicate additional right of way for a corner cut-off, based on a 25' curb return radius, at the southeasterly intersection Rainier Avenue and Painter Avenue.

   For questions regarding the dedication process, please contact Diego Rivera at dirivera@pw.lacounty.gov or (626) 458-4921.

2. Construct the proposed driveways on Painter Avenue to meet current Americans with Disabilities Act requirements.

   Please note the driveway may need to be depressed at the back of the walk. Any difference in grade as a result of this depression will need to be accommodated onsite to satisfaction of Public Works

3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Painter Avenue and Rainier Avenue.

4. Reconstruct curb ramp at southeasterly intersection Rainier Avenue and Painter Avenue to comply with the latest American with Disabilities Standards. Relocate all affected utilities.

5. Repair any displaced, broken, or damaged sidewalk on Rainier Avenue along the property frontage.

6. Repair/replace any damaged street improvements during construction.

7. Re-locate the existing power pole in the vicinity of the proposed driveway on Painter Avenue.

8. Underground all new utilities.

9. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5' high within the pedestrian sight triangles to satisfaction of Public Works.

10. Plant street trees along the property frontage to the satisfaction of Public Works.

11. Execute a covenant for the private maintenance of curb/parkway drains; if any.

12. Street Improvement Plan needs to be approved prior to recording the Final Map.

13. Submit a signing and striping plan through EPIC-LA under “Public Improvement Plans: Signing and Striping Plan” directly to Public Works for review and approval. For questions regarding the traffic conditions, please contact Isuda Esmaeilpour of Public Works, Traffic Safety and Mobility Division, at (626) 300-4720 or iesmaeilpour@pw.lacounty.gov.

14. Comply with all of the requirements listed in the attached Traffic Safety and Mobility Division letter dated 11/26/2025.

Prepared by Jessica Garcia-Alvarez Phone (626) 458-4921 Date 5/20/2026
TR84687r
JGA

THE PROJECT DOES NOT REQUIRE NEW STREETLIGHTS AND ANNEXATION IS NOT REQUIRED. SEE BELOW FOR FURTHER DETAILS.

Project is in the County Lighting Maintenance District (CLMD) 1687. The project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

STREETLIGHT REQUIREMENTS

1. Streetlight relocation(s) shall be provided to the satisfaction of Public Works or as modified by Public Works along property frontage of Project that conflict with proposed driveways and sidewalk improvements.

2. Provide streetlight relocation(s) on wood pole(s) with overhead wiring. The streetlights shall be designed as a Southern California Edison owned and maintained system.

3. Prior to recordation of final map or parcel map waiver, 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.

4. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.

5. Annexation is not required.

TRANSFER REQUIREMENTS

6. The applicant (property owner or authorized representative) shall be 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 into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.

7. Public Works can assume the responsibility for funding the operation and maintenance of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):

    a. All required streetlights (LS-1) in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
    b. The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
    c. The applicant must make a written request to JCabrera@pw.lacounty.gov for Public Works to transfer the billing from applicant to the County. Alternatively, the applicant can call (800) 618-7575 to make the request over the phone.
    d. Any underlying road(s) or any associated road improvements have been accepted for public use.

Once the transfer of billing is complete, the County will authorize the release of any remaining bond, if any.

Additional Comments:

- None

Prepared by: Leona Green Phone: (626) 300-4655 Date: 11/26/2025

LAND DEVELOPMENT DIVISION
SEWER UNIT

TRACT MAP NO.: 84687

TENTATIVE MAP DATED 4-8-2026
EXHIBIT "A" MAP DATED 4-8-2026

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

1. The distances from all sewage disposal components to the proposed parcel lines must be shown. If any such sewage disposal component is not on the same parcel as the building it serves, or if it does not meet the horizontal clearance requirement of the County of Los Angeles Plumbing Code (Table 7-7, 2002 Edition), the proposed parcel line shall be relocated to so provide, or a replacement sewage disposal system complying with Plumbing Code requirements shall be provided prior to division of land.

2. The subdivider shall install separate house laterals to serve each building in the land division.

3. A sewer area study for the proposed subdivision (PC12782AS, dated 11-18-2025) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. 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.

4. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements.

5. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

LAND DEVELOPMENT DIVISION
SEWER UNIT

TRACT MAP NO.: 84687

TENTATIVE MAP DATED 4-8-2026
EXHIBIT "A" MAP DATED 4-8-2026

6. Obtain approval from the Los Angeles County Sanitation District for connection to the sewers trunk line.

Prepared by Austine Racelis Phone (626) 458-3837 Date 05-05-2026

TR84867s_1

LAND DEVELOPMENT DIVISION – WATER
TRACT 84687

TENTATIVE MAP DATED 4/8/2026
EXHIBIT 'A' DATED 4/8/2026

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. The will serve letter issued by “Golden State Water Company”, dated March 6, 2025 will expire on March 6, 2026 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

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

3. Submit landscape water efficiency plans for each lot in the land division, with landscape area greater than 500 square feet, in accordance with the Model Water Efficient Landscape Ordinance.

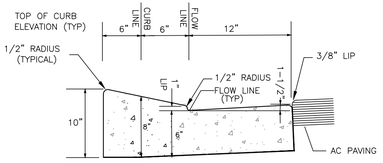
Prepared by Jessica Garcia-Alvarez Phone (626) 458-4921 Date 4/29/2026
TR84687w

VESTING TENTATIVE TRACT MAP NO. 84687

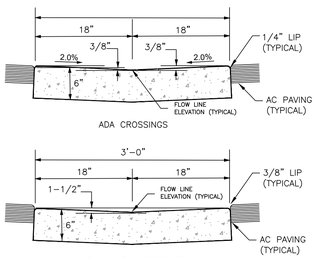
FOR CONDOMINIUM PURPOSES

IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

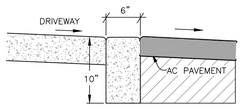
LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
TENTATIVE MAP TR84687
4/8/26



4" WEDGE CURB DETAIL
NOT TO SCALE



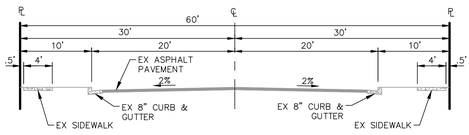
CROSS GUTTER DETAIL
NOT TO SCALE



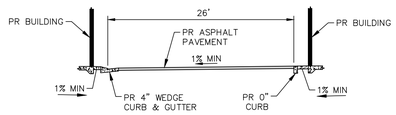
0" CURB DETAIL
NOT TO SCALE

NOTES:

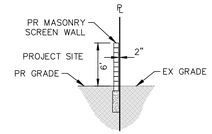
1. ALL DRIVEWAYS AND FIRE LANES ARE 26' WIDE CLEAR TO THE SKY.
2. THERE ARE NO EXISTING OAK TREES ON THE SITE. ALL EXISTING TREES TO BE REMOVED.
3. OWNER/HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE IMPROVEMENTS. NOT TO BE MAINTAINED BY LACFCD.
4. TRASH BINS TO BE LOCATED IN PRIVATE GARAGES.



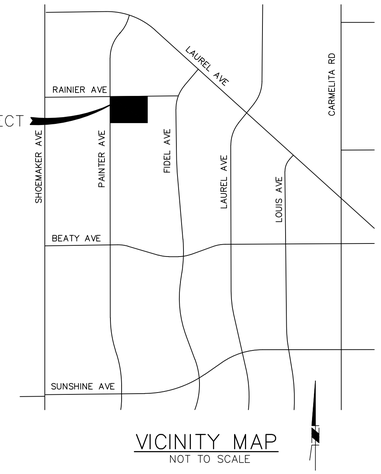
PAINTER AVENUE AND RAINIER AVENUE
SCALE: 1"=10'



SECTION A-A - DRIVE "A", DRIVE "B", AND DRIVE "C"
26' PRIVATE DRIVEWAY & FIRE LANE
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'



VICINITY MAP
NOT TO SCALE

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN THE TITLE REPORT NO. NHSC-7187622 (tc) DATED OCTOBER 8, 2024 BY THE LAWYERS TITLE COMPANY:

(8) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 23, 1951 AS BOOK 37695, PAGE 67 OF OFFICIAL RECORDS.

(9) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1956 AS BOOK 50470, PAGE 278 OF OFFICIAL RECORDS.

PROJECT DATA

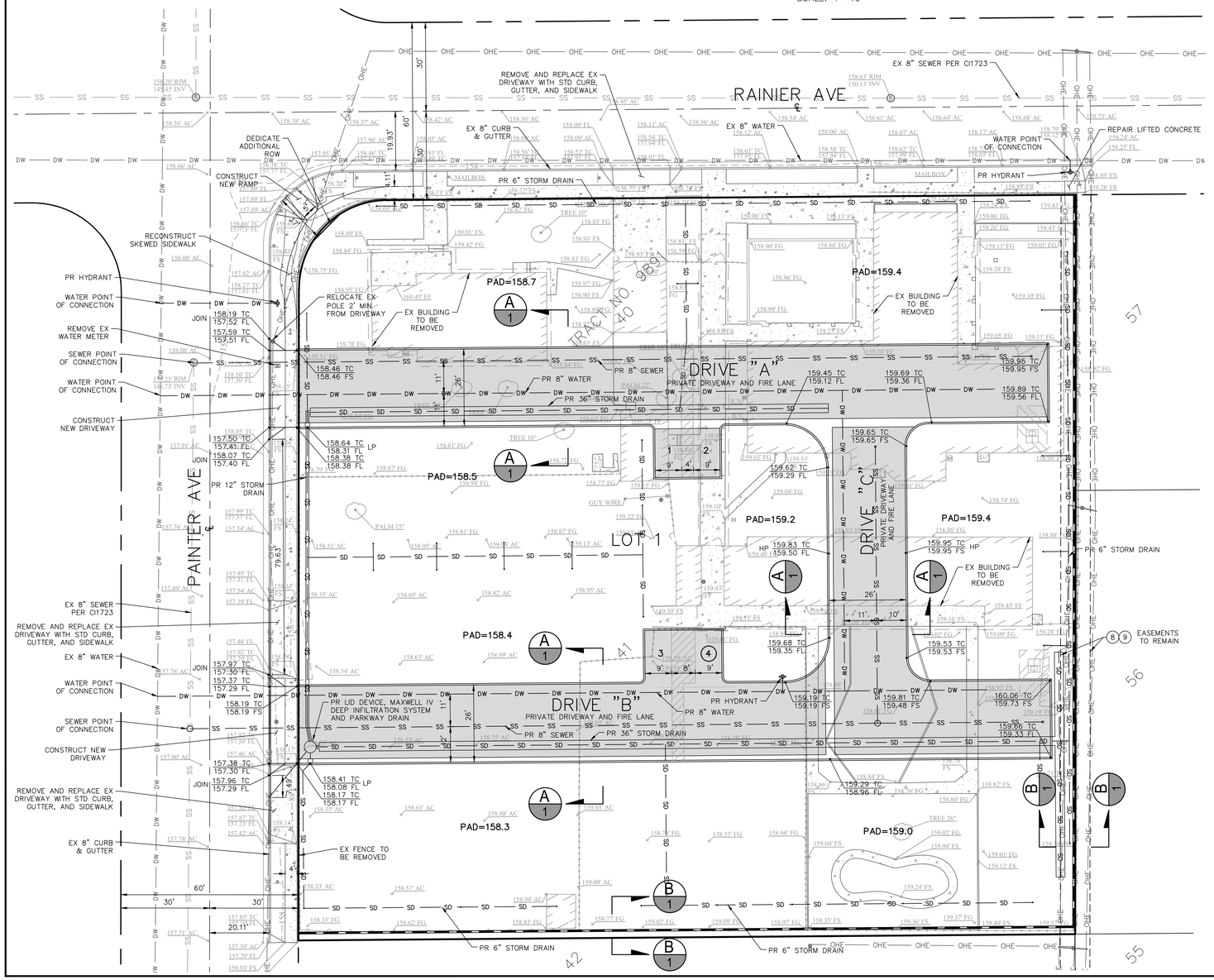
1. SITE ADDRESS: 13104 RAINIER AVE, WHITTIER, CA 90605
   APN: 8026-014-001, 8026-014-024, AND 8026-014-025
2. PROJECT IS 46 CONDOMINIUM UNITS
3. EXISTING ZONING: R-2
   EXISTING LAND USE: COMMERCIAL
4. PROPOSED ZONING: R-2
   PROPOSED LAND USE: RESIDENTIAL
5. NET AREA: 1.50 AC
   GROSS AREA: 1.50 AC
6. EARTHWORK
   CUT = 500 CY
   FILL = 200 CY
   EXPORT = 300 CY
7. PROJECT INCLUDES 240' LF OF STREET FRONTAGE ON RAINIER AVE AND 220' LF OF STREET FRONTAGE ON PAINTER AVE.
8. PARKING PROVIDED:
   84 PARKING SPACES (FOR RESIDENTIAL UNITS PROVIDED AT GARAGES)
   5 UNCOVERED GUEST PARKING SPACES (INCLUDES 1 ADA STALL)
   89 TOTAL PARKING SPACES
9. PARKING SPACES:
   UNCOVERED GUEST PARKING SPACES: 9'X18'

GENERAL NOTES

1. WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY
2. SEWER SERVICE PROVIDED BY: LOS ANGELES COUNTY PUBLIC WORKS
3. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
4. PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD PER FIRM PANEL 06037C1841F EFFECTIVE 9/26/2008.
5. ASSESSOR'S PARCEL NUMBER: 8026-014-001, 8026-014-024, AND 8026-014-025
6. NO EXISTING OAK, WALNUT, OR OTHER PROTECTED TRESS ONSITE. ALL EXISTING TREES TO BE REMOVED.
7. VESTING TENTATIVE TRACT MAP NO. 84687 – TBD
   ADMINISTRATIVE HOUSING PERMIT NO. – TBD

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- SS EX SEWER LINE
- DW EX DOMESTIC WATER LINE
- FW EX FIRE WATER LINE
- RW EX RECYCLED WATER LINE
- SD EX STORM DRAIN LINE
- OHE EX OVERHEAD ELECTRIC
- COMM EX OVERHEAD COMMUNICATION
- UE EX UNDERGROUND ELECTRIC
- GAS EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- SS PR SEWER LINE
- DW PR DOMESTIC WATER LINE
- FW PR FIRE WATER LINE
- RW PR RECYCLED WATER LINE
- SD PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE



LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 40 AND 41 OF TRACT NO. 9891, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8026-014-001 (AFFECTS PORTION OF LOT 40); 8026-014-024 (AFFECTS PORTION OF LOT 40) AND 8026-014-025 (AFFECTS LOT 41)

BENCHMARK:

BENCHMARK NO. Y11154

DPW BM TAG IN EAST CATCHBASIN 3.3' SOUTH OF BEGIN OF CURB RETURN @ SOUTHEAST CORNER OF CARMENITA RD & BEATY AVE.

ELEVATION: 157.764 (2013)

SCALE 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'

PREPARED BY:
ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
STEVE@ADVANCEDCIVILGROUP.COM
WWW.ADVANCEDCIVILGROUP.COM

SUBDIVIDER:

MONTE VISTA HOMES
PO BOX 9559
RANCHO CUCAMONGA, CA 91701

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
CIVIL
STATE OF CALIFORNIA

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 84687
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 2/13/2026

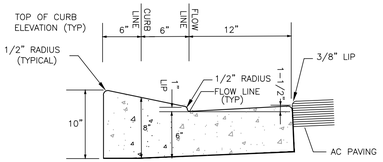
R. STEVEN AUSTIN RCE 68795

SCALE:	JN	SHT. 1 OF 1 SHTS.
1"=20'	1016205	

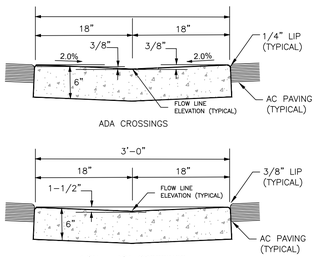
VESTING TENTATIVE TRACT MAP NO. 84687

FOR CONDOMINIUM PURPOSES

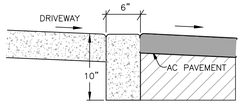
IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



4" WEDGE CURB DETAIL
NOT TO SCALE



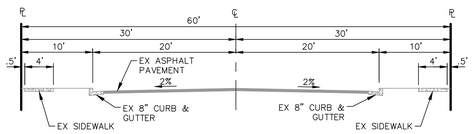
CROSS GUTTER DETAIL
NOT TO SCALE



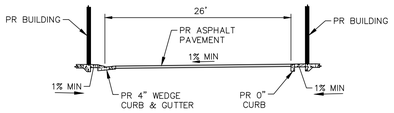
0" CURB DETAIL
NOT TO SCALE

NOTES:

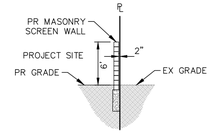
1. ALL DRIVEWAYS AND FIRE LANES ARE 26' WIDE CLEAR TO THE SKY.
2. THERE ARE NO EXISTING OAK TREES ON THE SITE. ALL EXISTING TREES TO BE REMOVED.
3. OWNER/HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE IMPROVEMENTS. NOT TO BE MAINTAINED BY LACFCD.
4. TRASH BINS TO BE LOCATED IN PRIVATE GARAGES.
5. LONG TERM BIKE PARKING TO BE LOCATED IN PRIVATE GARAGES.



PAINTER AVENUE AND RAINIER AVENUE
SCALE: 1"=10'



SECTION A-A - DRIVE "A", DRIVE "B", AND DRIVE "C"
26' PRIVATE DRIVEWAY & FIRE LANE
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'

R/W CONSTRUCTION NOTES

1. CONSTRUCT DRIVEWAY PER SPPWC STD PLAN 110-2, TYPE C
2. CONSTRUCT 8" CURB AND GUTTER PER SPPWC STD PLAN 120-1, TYPE B2-8
3. CONSTRUCT CURB RAMP PER SPPWC STD PLAN 111-5, TYPE 3

BUILDING SUMMARY

BUILDING 1 = 9,524 SF (5 OF PLAN 1, 1 OF PLAN 1, 1 OF PLAN 3)
BUILDING 2 = 9,608 SF (5 OF PLAN 1, 2 OF PLAN 3)
BUILDING 3 = 5,540 SF (2 OF PLAN 1, 2 OF PLAN 2)
BUILDING 4 = 5,540 SF (2 OF PLAN 1, 2 OF PLAN 2)
BUILDING 5 = 6,975 SF (5 OF PLAN 2)
BUILDING 6 = 6,975 SF (5 OF PLAN 2)
BUILDING 7 = 9,608 SF (5 OF PLAN 5, 2 OF PLAN 3)
BUILDING 8 = 9,608 SF (5 OF PLAN 5, 2 OF PLAN 3)

BUILDING CONSTRUCTION TYPE VB WITH AUTOMATIC SPRINKLER SYSTEM
DESIGNED PER SECTION 903.3.1.3 OF THE CALIFORNIA FIRE CODE.

PLAN SUMMARY

PLAN 1 = 1,320 SF (3 BEDROOMS)
PLAN 2 = 1,395 SF (3 BEDROOMS)
PLAN 3 = 1,479 SF (3 BEDROOMS)

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN THE TITLE REPORT NO. NHSC-7187622 (tc) DATED OCTOBER 8, 2024 BY THE LAWYERS TITLE COMPANY:

8 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 23, 1951 AS BOOK 37695, PAGE 67 OF OFFICIAL RECORDS.

9 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1956 AS BOOK 50470, PAGE 278 OF OFFICIAL RECORDS.

PROJECT DATA

1. SITE ADDRESS: 13104 RAINIER AVE, WHITTIER, CA 90605
   APN: 8026-014-001, 8026-014-024, AND 8026-014-025
2. PROJECT IS 46 CONDOMINIUM UNITS
3. EXISTING ZONING: R-2
   EXISTING LAND USE: COMMERCIAL
4. PROPOSED ZONING: R-2
   PROPOSED LAND USE: RESIDENTIAL
5. NET AREA: 1.50 AC
   GROSS AREA: 1.50 AC
6. EARTHWORK
   CUT = 500 CY
   FILL = 200 CY
   EXPORT = 300 CY
7. PROJECT INCLUDES 240' LF OF STREET FRONTAGE ON RAINIER AVE AND 220' LF OF STREET FRONTAGE ON PAINTER AVE.
8. PARKING PROVIDED:
   84 PARKING SPACES (FOR RESIDENTIAL UNITS PROVIDED AT GARAGES)
   5 UNCOVERED GUEST PARKING SPACES (INCLUDES 1 ADA STALL)
   89 TOTAL PARKING SPACES
9. PARKING SPACES:
   UNCOVERED GUEST PARKING SPACES: 9'X18'

AFFORDABLE UNITS

UNIT	AMI	PLAN	BEDROOMS
2	80%	1	3
6	80%	1	3
11	120%	1	3
13	80%	1	3
17	120%	1	3
34	80%	1	3
36	80%	1	3
38	80%	1	3
41	80%	1	3
44	120%	1	3

GENERAL NOTES

1. WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY
2. SEWER SERVICE PROVIDED BY: LOS ANGELES COUNTY PUBLIC WORKS
3. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
4. TELEPHONE SERVICE PROVIDED BY: SPECTRUM
5. CABLE TELEVISION PROVIDED BY: SPECTRUM
6. SCHOOL DISTRICT: WHITTIER CITY SCHOOL DISTRICT
7. ALL LOTS SHALL BE HOMEOWNER MAINTAINED
8. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
9. PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD PER FIRM PANEL 06037C1841F EFFECTIVE 9/26/2008.
10. ASSESSOR'S PARCEL NUMBER: 8026-014-001, 8026-014-024, AND 8026-014-025
11. A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN THE OPEN SPACE AREAS, ON SITE DRAINAGE DEVICES/STORM DRAINS, AND THE PRIVATE DRIVEWAYS AND FIRE LANES.
12. ALL EXISTING BUILDINGS/STRUCTURES SHALL BE REMOVED.
13. NO GATE(S) WILL BE PROPOSED FOR THIS PROJECT.
14. REQUEST PERMISSION TO GRADE THE SITE UPON GRADING PLAN APPROVAL AND PRIOR TO FINAL MAP RECORDATION.
15. NO EXISTING OAK, WALNUT, OR OTHER PROTECTED TRESS ONSITE. ALL EXISTING TREES TO BE REMOVED.
16. VESTING TENTATIVE TRACT MAP NO. 84687 – TBD
    ADMINISTRATIVE HOUSING PERMIT NO. – TBD

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 40 AND 41 OF TRACT NO. 9891, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8026-014-001 (AFFECTS PORTION OF LOT 40); 8026-014-024 (AFFECTS PORTION OF LOT 40) AND 8026-014-025 (AFFECTS LOT 41)

BENCHMARK:

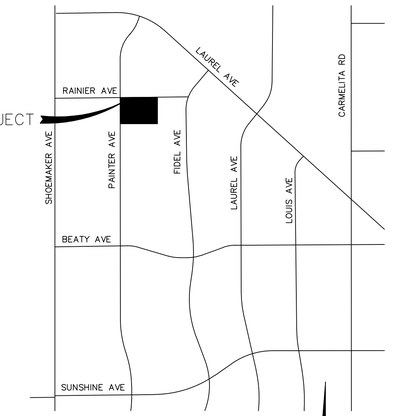
BENCHMARK NO. Y11154

DPW BM TAG IN EAST CATCHBASIN 3.3' SOUTH OF BEGIN OF CURB RETURN @ SOUTHEAST CORNER OF CARMENITA RD & BEATY AVE.

ELEVATION: 157.764 (2013)

FIRE NOTES

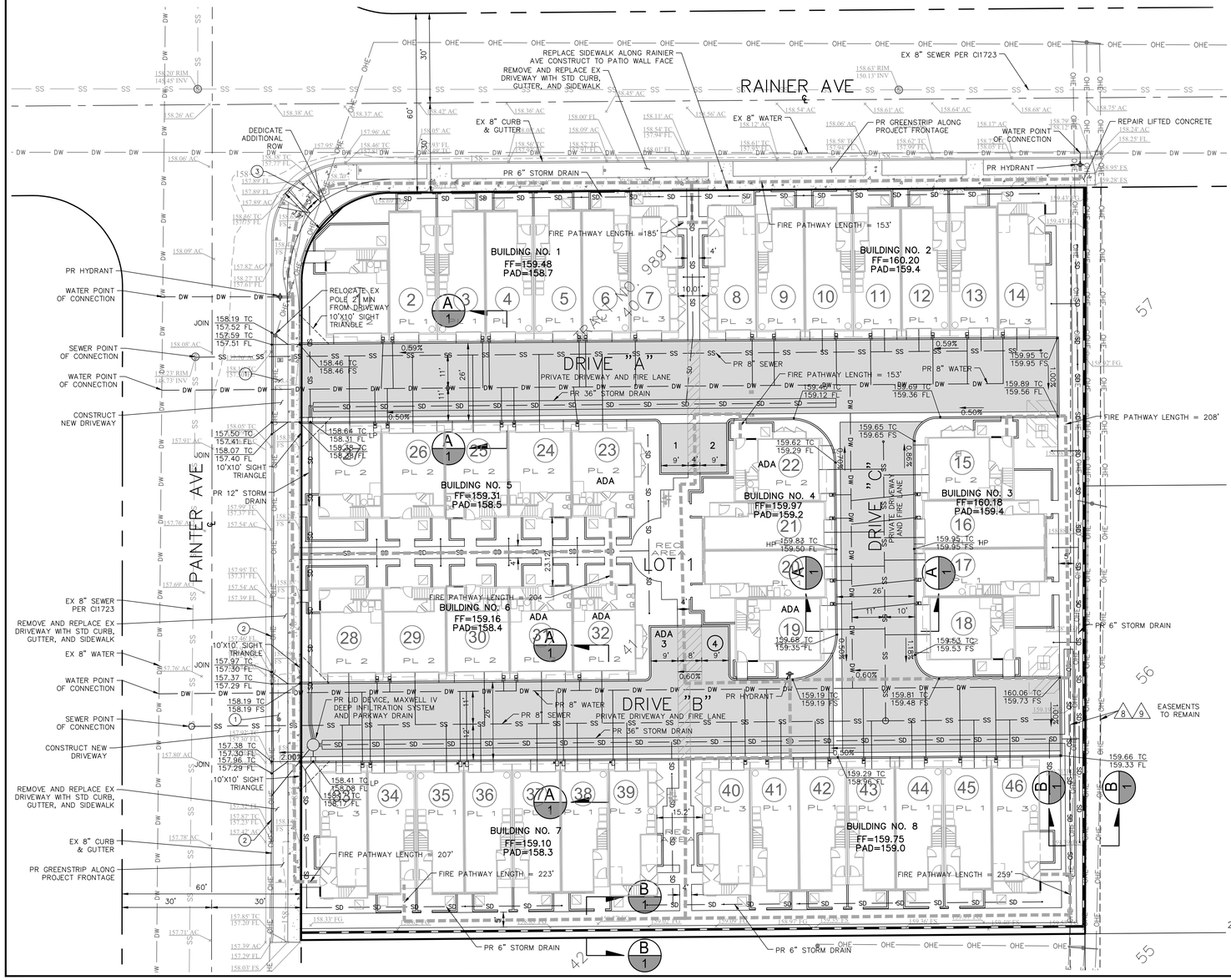
1. BUILDING HEIGHT = 30' EAVE, 37' RIDGE
2. DRIVE AISLE WIDTH = 26'



VICINITY MAP
NOT TO SCALE

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR RECYCLED WATER LINE
- PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE



LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
EXHIBIT MAP TR84687
4/8/26

PREPARED BY:
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(866) 338-5778 PHONE
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MONTE VISTA HOMES
PO BOX 9559
RANCHO CUCAMONGA, CA 91701

REGISTERED PROFESSIONAL ENGINEER R. STEVEN AUSTIN No. 68795 CIVIL STATE OF CALIFORNIA

EXHIBIT MAP
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 84687
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 2/13/2026

R. STEVEN AUSTIN RCE 68795

SCALE: 1"=20'

JN 1016205

SHT. 1 OF 1 SHTS.

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **84687** DRP Map Date: **04/09/2026** SCM Date: Report Date: **05/04/2026**
Park Planning Area # **2** CSD: Map Type: **Tentative Map - Tract**

Total Units **46** = Proposed Units **45** + Exempt Units **1**

Park land obligation in acres or in-lieu fees:

ACRES:	**0.38**
IN-LIEU FEES:	**$136,586**

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 $136,586 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 # **84687** DRP Map Date: **04/09/2026** SCM Date: Report Date: **05/04/2026**
Park Planning Area # **2** CSD: Map Type: **Tentative Map - Tract**

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

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation
(X) acres obligation x RLV/Acre = 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 **46** = Proposed Units **45** + 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	**3.70**	**0.0030**	**0**	**0.00**
M.F. < 5 Units	**3.43**	**0.0030**	**8**	**0.08**
M.F. >= 5 Units	**2.68**	**0.0030**	**37**	**0.30**
Mobile Units	**1.47**	**0.0030**	**0**	**0.00**
Exempt Units			**1**	**0.00**
TOTAL			**46**	**0.38**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.38	$359,625	**$136,586**

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**
0.38	0.00	0.38	$359,625	**$136,586**

COUNTY OF LOS ANGELES
Public Health

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

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

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

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

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

LUSI MKHITARYAN, REHS, M.P.H.
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

May 11, 2026

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Michelle Lynch

FROM: Lusi Mkhitaryan, REHS, MPH
Assistant Director, Environmental Health
Department of Public Health

SUBJECT: LAND DIVISION-TENTATIVE MAP-TRACT 13104 RAINER AVENUE WHITTIER CA 90605 PROJECT-TR84687 RPPL2025001966

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to develop twenty-eight (28) residential condominium units.

☐ Public Health has no conditions to impose on this project should the advisory agency grant its approval.

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

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

Drinking Water Program: Potable Water

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

The applicant provided an updated water "Will Serve" letter from Golden State Water Company dated February 17, 2026. The letter is valid for one year from the date issued.

Onsite Wastewater Treatment (OWT) Program: Wastewater

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

The applicant provided a sewer "Will Serve" letter from Los Angeles County Sanitation Districts dated November 18, 2025.

Community Protection Branch: Environmental Hygiene

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

The applicant shall comply with the requirements outlined in Title 12, Sections 12.08.390, 12.08.440, and 12.08.530 of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390.

2. Operational noise generated from the subject property shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

3. Construction Noise – Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include, but are not limited to:
    a. All construction equipment shall be equipped with the manufacturer's recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.

b. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
c. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
d. Stationary noise sources (e.g., generators, compressors, etc.) shall be located as far from residential receptor locations as is feasible.

4. Residential Air Conditioning - Ensure HVAC units do not exceed 50 dBA at the neighboring property line

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)
No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	**Duration**	**Std # 1**	**Std # 2**	**Std # 3**	**Std # 4**	**Std # 5**
		30min/hr L50	**15min/hr L25**	**5 min/hr L8.3**	**1 min/hr L1.7**	**At no time L0**
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

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

Construction Noise Ordinance: Construction Noise Standards (12.08.440)
Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

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

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

Table 2. *Std = Standard dB that may not exceed*

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

	Single-family	**Multi-family**	**Semi-residential/**

	Residential	Residential	Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. *Std = Standard dB that may not exceed*

Community Noise Ordinance: Residential Air Conditioning or Refrigeration Equipment (12.08.530)
Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited:

Measuring Location	Units Installed on or after January 1, 1980 dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 4: *dBA levels not to be exceeded on the neighboring property.*

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

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

LM:va
DPH_CLEARED_13104 RAINER AVENUE WHITTIER CA 90605_RPPL2025001966_05.11.2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-001862
CONDITIONAL USE PERMIT NO. RPPL2025005299
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025001969

PROJECT DESCRIPTION

The project is a new multi-family lot with 46 attached townhouse-style condominiums within eight buildings on a 1.5 gross/net acres parcel in the R-2 Zone. The project includes a density bonus for 19 additional units in return for setting aside seven affordable for-sale units at the lower-income level or 80 percent the Area Median Income ("AMI") and three affordable for-sale units at the moderate-income level (120 percent AMI), and to allow more than six units in one townhouse-style building subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Applicant**. Unless otherwise apparent from the context, the term "Applicant" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, 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, and that the conditions of the grant have been recorded as required by Condition No. 7 and notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8 shall be effective immediately upon the date of decision of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).

4. **Indemnification**. The Applicant 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 permit 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 Applicant of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant 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 Applicant or the Applicant's counsel.

A. If, during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant 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 Applicant, 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 Applicant according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation**. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. **Recordation**. Prior to the use of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **Expiration**. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 84687. In the event that Vesting Tentative Tract Map No. 84687 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.

9. **Inspections.** 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 Applicant to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Applicant and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of a UAS requires the consent of the

Applicant pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Applicant upon request.

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 Applicant 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 inspections shall be **$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Applicant 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 County Code Chapter 22.264 (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Applicant shall provide proof of payment upon request from LA County Planning.

11. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Applicant to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.

12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").

13. **County Public Works Requirements**. All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of 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 Exhibit "A," dated April 8, 2026 or a Revised Exhibit "A" approved by the Director of LA County Planning ("Director").

15. **Maintenance.** The Applicant shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Applicant has control.

16. **Graffiti.** 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, 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.

PROJECT SITE-SPECIFIC CONDITIONS

Public Art

17. **Public Art Plan**. Prior to the issuance of any building permit(s), the Applicant shall first submit to the County Department of Arts and Culture ("Arts and Culture"), an Art Plan with a proposal committing the Applicant to comply with the Program Requirements and must be approved prior to submitting for approval and incorporation of the approved cultural facility or structure or art installation into the Project site plan that is approved by LA County Planning. The Public Art should also be noted on a Revised Exhibit "A", as part of the Project's review for the construction of the units with LA County Planning.

18. **In-Lieu Fee**. As an alternative to providing Public Art, the Applicant may pay a fee to be deposited in the Public Art in Private Development ("PAPD") Fund equal to one percent of the building valuation of a development project. Alternatively, if the Applicant provides Public Art as described above, and the value of such Public Art is less than one percent of the building valuation, the Applicant shall pay the difference between one percent of the building valuation and the Public Art to the PAPD Fund. Prior to final map recordation, The Applicant shall provide proof of payment of the PAPD in-lieu fee, pursuant to Chapter 22.246.090 (PAPD) if not providing an approved cultural facility or structure or art installation as part of the development project as administered by Arts and Culture.

19. **Satisfaction of PAPD Program Requirements.** The Applicant shall satisfy all of the requirements of the PAPD Program for the Project as a whole prior to the issuance of the first building permit.

Trash and Recycling

20. **Storage Areas for Trash and Recycling Collection**. The Applicant shall comply with County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project shall provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area, but it may not be located within the required vehicle parking spaces. Vehicle parking spaces shall be either 8.5 feet by 36 feet for tandem spaces or 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, employees, and the

refuse and recycling haulers at all times, and when trash and recycling receptacles are relocated for pick-up, they shall be accessible to residents, employees, and the refuse and recycling haulers at all times, and they may not be located within the required areas for pedestrian and vehicle access. Prior to Final Map Recordation a site plan shall be submitted to review the relocation of the receptacles on trash collection day.

Driveways

21. **Driveways.** Prior to building permit issuance, the Applicant shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Applicant shall provide for continued enforcement in the Covenants, Conditions and Restrictions ("CC&Rs"). The Applicant shall submit photos of the installed signage, and the CC&Rs to LA County Planning.

Tribal Cultural Resources

22. **Tribal Monitor.** Prior to the commencement of any ground disturbance activities, the Applicant shall retain a qualified Tribal monitor(s) ("Tribal Monitor") who is approved by the Gabrieleno Band of Mission Indians – Kizh Nation ("Tribe") to provide tribal monitoring/consulting services. The term "ground disturbance activities" refer to activities that may include demolition resulting in ground disturbance, clearing vegetation, pavement removal, grading, excavation, trenching, drilling, and potholing/auguring within the Project Site and off-site areas as included in the project description. Prior to the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity, the Applicant shall submit a copy of the executed monitoring agreement with the Tribe to the LA County Planning.

23. **Tribal Cultural Resources Monitoring Plan.** Prior to the commencement of any ground disturbance activities, the Applicant or its consultant shall prepare and submit a Tribal Cultural Resources Monitoring Plan ("Monitoring Plan") to the Tribe for review and the County for approval at least 30 days before those activities commence. The Monitoring Plan shall include methods for monitoring ground disturbance activities; procedures to follow when resources are discovered; protocol for identifying and evaluating tribal cultural resources; and proposed measures to mitigate potential impacts to tribal cultural resources to less than significant as provided in Condition No. 24 (Discovery of Tribal Cultural Resources).

24. **Tribal Monitoring**. The Tribal Monitor shall be present to monitor all project ground disturbance activities for the presence of tribal cultural resources. The Tribal Monitor shall complete a daily log documenting all ground disturbance activities, the locations where those activities occurred, the types of soils involved, any tribal cultural resources encountered, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Copies of monitor logs shall be provided to the Applicant/County upon request from the Tribe. Monitoring shall end when ground disturbance activities are completed as confirmed by the Applicant in writing to the Tribe and County, and when the Tribe provides a written notification to the Applicant

and County that all ground-disturbing activities for the Project are complete and that the construction activities at the Project site has a low potential for impacting tribal cultural resources. If the Project's scheduled activities require the Tribal Monitor to leave the Project Site for a period of time and return, confirmation shall be submitted to the Tribe by Applicant, in writing, upon completion of each set of scheduled activities and five days' notice (if possible) shall be submitted to the Tribe by applicant, in writing, prior to the start of each set of scheduled activities. Within 30 days after monitoring has ended, the Tribal Monitor shall submit the daily logs to the County.

25. **Discovery of Tribal Cultural Resources.** If tribal cultural resources are encountered during construction, all ground disturbance activities within 50 feet of the find shall stop until the Tribal Monitor and/or Tribal Archaeologist evaluate the significance of the find and an area barrier shall be constructed. Construction activities may continue in other areas of the project site. If the discovery proves significant as determined by the Tribal Monitor, Tribal Archeologist, and Tribe, appropriate measures shall be recommended, subject to the County's approval, to mitigate potential impact to tribal cultural resources. Avoidance and preservation in place, or recovery and retention by the Tribe, shall be the priority measures in treatment of tribal cultural resources associated with the project site as deemed appropriate by the Tribe. If any other method of treatment is required for tribal cultural resources associated with this site, the Applicant will cover all costs related to treatment, including, but not limited to, ceremony, reinternment, transfer of objects, and care of objects. The Applicant shall relinquish all rights to tribal cultural resources inadvertently discovered during and after the completion of project-related activities. The Tribal Monitor shall coordinate with the Applicant to ensure that all measures approved by the County are implemented. Within 90 days after monitoring has ended, the Tribal Monitor shall prepare and submit a final monitoring report documenting all encountered tribal cultural resources, the significance of the resources, and the treatment of the resources to the County.

26. **Unanticipated Discovery of Human Remains**. If human remains are encountered during construction, all ground disturbance activities within 150 feet of the discovery shall be suspended and the construction manager shall immediately notify the County Medical Examiner pursuant to State Health and Safety Code Section 7050.5 and California Public Resource Code Section 5097.8. The code sections shall be enforced for the duration of the project.

    A. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant, as determined by the Native American Heritage Commission, should those findings be determined as Native American in origin.
    B. Preservation in place is the preferred manner of treatment.
    C. Any discovery of human remains shall be kept confidential to prevent further disturbance.

Construction activities may resume in other parts of the project site at a minimum of 150 feet away from discovered human remains, if the County and Tribe determine that resuming construction activities at that distance is acceptable and provides the Applicant express consent of that determination (along with any other mitigation measures the Tribe monitor and/or archaeologist deems necessary).

In the case where discovered human and funerary remains cannot be fully documented and recovered on the same day, the Tribe and County, in consultation with the Applicant, shall determine how to divert the project and protect the remains in place. If the project cannot be diverted and preservation in place is not possible, the Tribe and County shall, in consultation with the Applicant and/or property owner, establish a Reburial Plan. The plan may include, but not be limited to, designating a location within the footprint of the project for the respectful reburial of the remains, procedures for storing the remains, the schedule for reburial of the remains, and, if approved by the Tribe, regulations for data recovery

PROJECT SITE-SPECIFIC CONDITIONS - CUP

27. **Scope of Approval**. This grant shall authorize more than six units in one building for Building Nos. 1, 2, 7, and 8.

PROJECT SITE-SPECIFIC CONDITIONS - AHP

28. **Grant**. This AHP includes a density bonus for an additional 19 units for a total of 46 units.

29. **Set-Asides**. The AHP includes seven lower income level (80 percent AMI) affordable for-sale units and three moderate income level (120 percent AMI) for-sale units.

30. **Los Angeles County Development Authority ("LACDA").** The Applicant shall comply with the requirements as outlined in with the LACDA letter dated June 23, 2026.

31. **Grant.** The AHP authorizes the following waivers:
    a. A reduction of the front yard setback to six feet, reverse corner side yard to six feet, and a rear yard setback to 12.8 feet.
    b. An increase in the maximum building height to 38 feet.
    c. A reduction of two ground floor strategies to one strategy per Table 22.140.520-F.
    d. A reduction of the minimum depth of the private patio to 4.5 feet.

Attachments:
- LACDA Letter dated June 23, 2026

June 23, 2026

TENTATIVE MAP CONDITIONS OF APPROVAL
Project No. RPPL2025001966
Tract Map No. TR84687
Assessor Identification No. 8026014025

The following provides a summary of the housing permit conditions of approval for the project located at 13118 Rainier Avenue Whittier, CA 90605 (Project), as they relate to the oversight and approval obligations of the Los Angeles County Development Authority (LACDA).

The LACDA recommends clearance of this project to proceed to public hearing so long as the subdivision conforms to the policies and procedures of the LACDA as stated below to the satisfaction of the Executive Director of the LACDA, or their designee.

The conditions of approval prior to final map recordation include, but are not limited to:

1. The income restricted units shall be indistinguishable in exterior and interior design from the non-restricted units within the project in terms of appearance, materials and finished quality. The income restricted units shall have the same number of bedrooms as the non-restricted units at the project. In a development with a variety of bedroom counts per unit, the percentage of income restricted units with a particular number of bedrooms shall be equal to the percentage of the non-restricted units at the project with the same number of bedrooms.
2. The income restricted units shall be dispersed throughout the project equitably and be no less attractive or desirable on average (whether because of convenient access or amenities) than the other non-restricted units.
3. The income restricted units shall be constructed within each development phase of the project, as applicable.
4. Developer acknowledges that an affordable housing covenant related to the income-restricted units shall be approved and recorded prior to, or concurrently with, final map recordation.

5. Developer acknowledges that a one-time compliance monitoring fee will be collected for each income restricted unit at the time of covenant recordation. Monitoring will include annual owner certification.
6. All affordable units, including voluntary or proffered units, must align with the income categories as defined in Title 22 of the Los Angeles County Code. Under no circumstance should any affordable unit, including voluntary/proffered units, exceed 150% AMI as defined by HCD's income and rent limits.
7. The affordable housing covenant for homeownership projects shall include provisions restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that states the terms set forth in Los Angeles County Code Section 22.166.070.A.3.d. All income restricted units, regardless if they are voluntary/proffered or approved under the County's Density Bonus and/or Inclusionary Housing ordinances, are subject to the LACDA's equity sharing program and guidelines.
8. The initial sales price of the income restricted units in homeownership projects will be determined by the LACDA's Affordable Sales Price Calculator (subject to be updated and changed periodically), available on the Department of Regional Planning's website.
9. The affordable housing covenant is a land use covenant and must be senior to all deeds of trust.

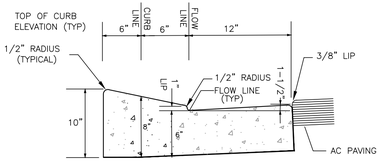
If you need more information or have any questions about this report, please contact Vicente Arellano, Housing Planner, by email at Vicente.arellano@lacda.org.

VESTING TENTATIVE TRACT MAP NO. 84687

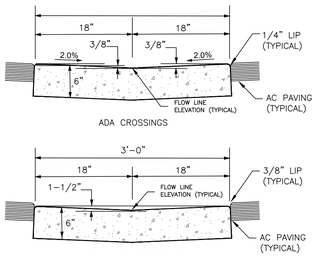
FOR CONDOMINIUM PURPOSES

IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

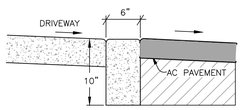
LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
TENTATIVE TRACT MAP TR84687
4/8/2026



4" WEDGE CURB DETAIL
NOT TO SCALE



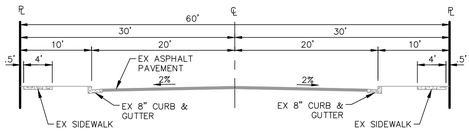
CROSS GUTTER DETAIL
NOT TO SCALE



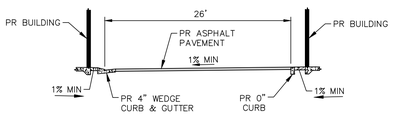
0" CURB DETAIL
NOT TO SCALE

NOTES:

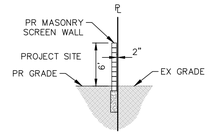
1. ALL DRIVEWAYS AND FIRE LANES ARE 26' WIDE CLEAR TO THE SKY.
2. THERE ARE NO EXISTING OAK TREES ON THE SITE. ALL EXISTING TREES TO BE REMOVED.
3. OWNER/HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE IMPROVEMENTS. NOT TO BE MAINTAINED BY LACFCD.
4. TRASH BINS TO BE LOCATED IN PRIVATE GARAGES.



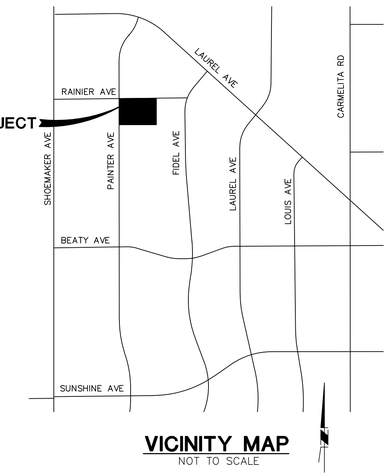
PAINTER AVENUE AND RAINIER AVENUE
SCALE: 1"=10'



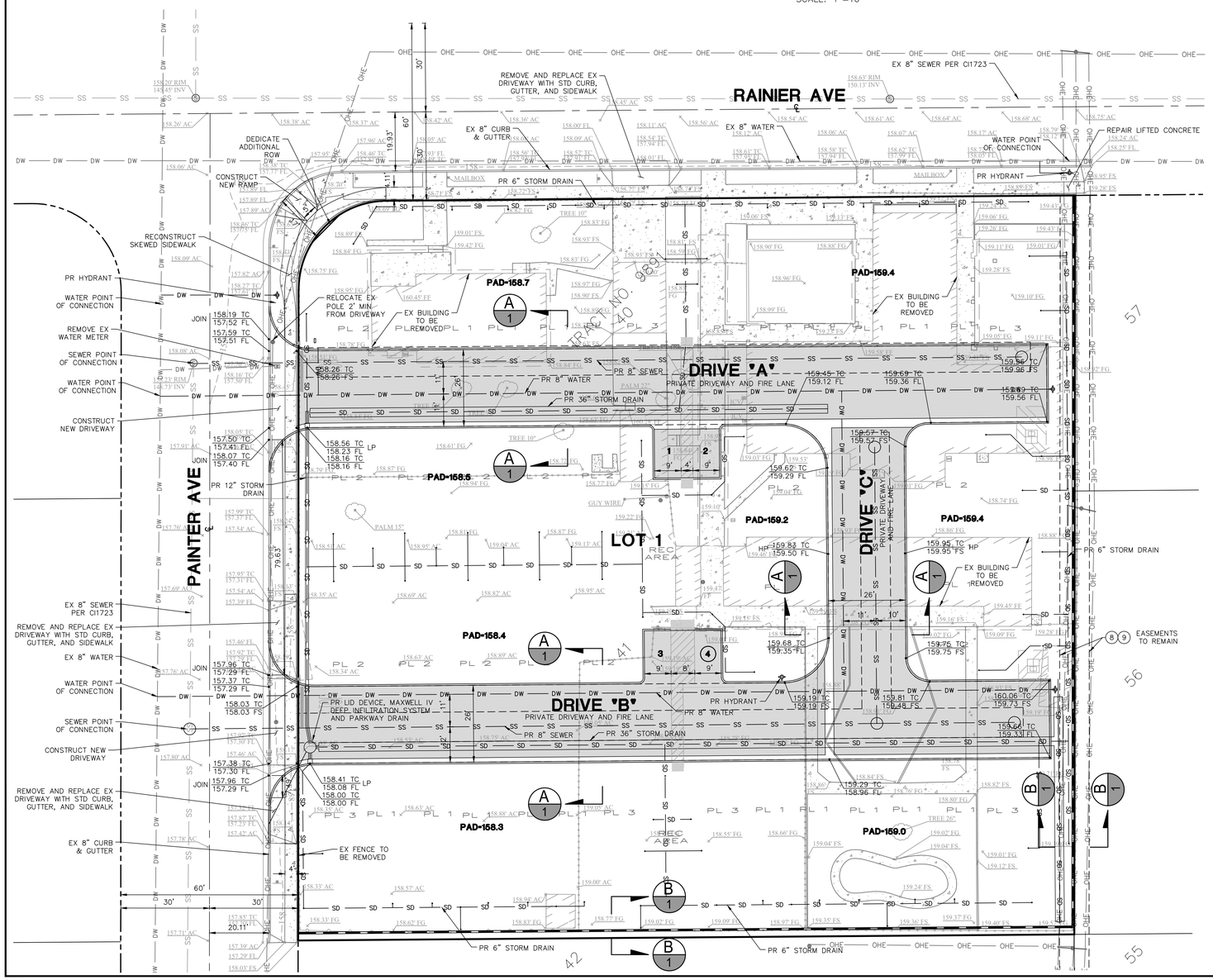
SECTION A-A - DRIVE "A", DRIVE "B", AND DRIVE "C"
26' PRIVATE DRIVEWAY & FIRE LANE
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'



VICINITY MAP
NOT TO SCALE



EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN THE TITLE REPORT NO. NHSC-7187622 (tc) DATED OCTOBER 8, 2024 BY THE LAWYERS TITLE COMPANY:

(8) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 23, 1951 AS BOOK 37695, PAGE 67 OF OFFICIAL RECORDS.

(9) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1956 AS BOOK 50470, PAGE 278 OF OFFICIAL RECORDS.

PROJECT DATA

1. SITE ADDRESS: 13104 RAINIER AVE, WHITTIER, CA 90605
   APN: 8026-014-001, 8026-014-024, AND 8026-014-025
2. PROJECT IS 46 CONDOMINIUM UNITS
3. EXISTING ZONING: R-2
   EXISTING LAND USE: COMMERCIAL
4. PROPOSED ZONING: R-2
   PROPOSED LAND USE: RESIDENTIAL
5. NET AREA: 1.50 AC
   GROSS AREA: 1.50 AC
6. EARTHWORK
   CUT = 500 CY
   FILL = 200 CY
   EXPORT = 300 CY
7. PROJECT INCLUDES 240' LF OF STREET FRONTAGE ON RAINIER AVE AND 220' LF OF STREET FRONTAGE ON PAINTER AVE.
8. PARKING SPACES:
   UNCOVERED GUEST PARKING SPACES: 9'X18'

GENERAL NOTES

1. WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY
2. SEWER SERVICE PROVIDED BY: LOS ANGELES COUNTY PUBLIC WORKS
3. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
4. PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD PER FIRM PANEL 06037C1841F EFFECTIVE 9/26/2008.
5. ASSESSOR'S PARCEL NUMBER: 8026-014-001, 8026-014-024, AND 8026-014-025
6. NO EXISTING OAK, WALNUT, OR OTHER PROTECTED TRESS ONSITE. ALL EXISTING TREES TO BE REMOVED.
7. VESTING TENTATIVE TRACT MAP NO. 84687 – RPPL2025001966
   ADMINISTRATIVE HOUSING PERMIT NO. – RPPL2025001969
   CONDITIONAL USE PERMIT NO. – RPPL2025005299

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 40 AND 41 OF TRACT NO. 9891, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8026-014-001 (AFFECTS PORTION OF LOT 40); 8026-014-024 (AFFECTS PORTION OF LOT 40) AND 8026-014-025 (AFFECTS LOT 41)

BENCHMARK:

BENCHMARK NO. Y11154

DPW BM TAG IN EAST CATCHBASIN 3.3' SOUTH OF BEGIN OF CURB RETURN @ SOUTHEAST CORNER OF CARMENITA RD & BEATY AVE.

ELEVATION: 157.764 (2013)

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- SS EX SEWER LINE
- DW EX DOMESTIC WATER LINE
- FW EX FIRE WATER LINE
- RW EX RECYCLED WATER LINE
- SD EX STORM DRAIN LINE
- OHE EX OVERHEAD ELECTRIC
- COMM EX OVERHEAD COMMUNICATION
- UE EX UNDERGROUND ELECTRIC
- GAS EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- SS PR SEWER LINE
- DW PR DOMESTIC WATER LINE
- FW PR FIRE WATER LINE
- RW PR RECYCLED WATER LINE
- SD PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE

20 10 0 20 40 60
SCALE: 1"=20'

PREPARED BY:
ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN
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LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
STEVE@ADVANCEDCIVILGROUP.COM
WWW.ADVANCEDCIVILGROUP.COM

SUBDIVIDER:

MONTE VISTA HOMES
PO BOX 9559
RANCHO CUCAMONGA, CA 91701

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
CIVIL
STATE OF CALIFORNIA

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 84687
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 8/20/2026

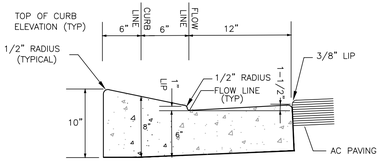
R. STEVEN AUSTIN RCE 68795

SCALE:	JN	SHT. 1 OF 1 SHTS.
1"=20'	1016205	

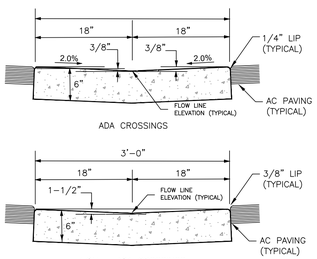
EXHIBIT "A"/EXHIBIT MAP

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 84687
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

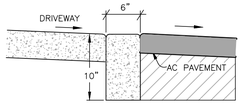
LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
EXHIBIT "A"/EXHIBIT MAP TR84687
4/8/2026



4" WEDGE CURB DETAIL
NOT TO SCALE



CROSS GUTTER DETAIL
NOT TO SCALE

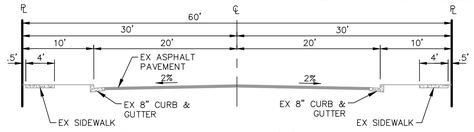


0" CURB DETAIL
NOT TO SCALE

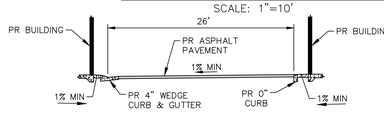
NOTES:

1. ALL DRIVEWAYS AND FIRE LANES ARE 26' WIDE CLEAR TO THE SKY.
2. THERE ARE NO EXISTING OAK TREES ON THE SITE. ALL EXISTING TREES TO BE REMOVED.
3. OWNER/HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE IMPROVEMENTS. NOT TO BE MAINTAINED BY LACFCD.
4. TRASH BINS TO BE LOCATED IN PRIVATE GARAGES.
5. LONG TERM BIKE PARKING TO BE LOCATED IN PRIVATE GARAGES.

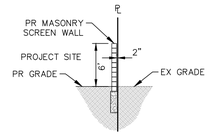
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



PAINTER AVENUE AND RAINIER AVENUE
SCALE: 1"=10'



SECTION A-A - DRIVE "A", DRIVE "B", AND DRIVE "C"
26' PRIVATE DRIVEWAY & FIRE LANE
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'

BUILDING SUMMARY

BUILDING 1 = 9,524 SF (5 OF PLAN 1, 1 OF PLAN 1, 1 OF PLAN 3)
BUILDING 2 = 9,608 SF (5 OF PLAN 1, 2 OF PLAN 3)
BUILDING 3 = 5,540 SF (2 OF PLAN 1, 2 OF PLAN 2)
BUILDING 4 = 5,540 SF (2 OF PLAN 1, 2 OF PLAN 2)
BUILDING 5 = 6,975 SF (5 OF PLAN 2)
BUILDING 6 = 6,975 SF (5 OF PLAN 2)
BUILDING 7 = 9,608 SF (5 OF PLAN 5, 2 OF PLAN 3)
BUILDING 8 = 9,608 SF (5 OF PLAN 5, 2 OF PLAN 3)

BUILDING CONSTRUCTION TYPE VB WITH AUTOMATIC SPRINKLER SYSTEM DESIGNED PER SECTION 903.3.1.3 OF THE CALIFORNIA FIRE CODE.

PLAN SUMMARY

PLAN 1 = 1,320 SF (3 BEDROOMS)
PLAN 2 = 1,395 SF (3 BEDROOMS)
PLAN 3 = 1,479 SF (3 BEDROOMS)

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN THE TITLE REPORT NO. NHSC-7187622 (tc) DATED OCTOBER 8, 2024 BY THE LAWYERS TITLE COMPANY:

8 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 23, 1951 AS BOOK 37695, PAGE 67 OF OFFICIAL RECORDS.

9 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1956 AS BOOK 50470, PAGE 278 OF OFFICIAL RECORDS.

PROJECT DATA

1. SITE ADDRESS: 13104 RAINIER AVE, WHITTIER, CA 90605
   APN: 8026-014-001, 8026-014-024, AND 8026-014-025
2. PROJECT IS 46 CONDOMINIUM UNITS
3. EXISTING ZONING: R-2
   EXISTING LAND USE: COMMERCIAL
4. PROPOSED ZONING: R-2
   PROPOSED LAND USE: RESIDENTIAL
5. NET AREA: 1.50 AC
   GROSS AREA: 1.50 AC
6. EARTHWORK
   CUT = 500 CY
   FILL = 200 CY
   EXPORT = 300 CY
7. PROJECT INCLUDES 240' LF OF STREET FRONTAGE ON RAINIER AVE AND 220' LF OF STREET FRONTAGE ON PAINTER AVE.
8. PARKING PROVIDED:
   92 PARKING SPACES (FOR RESIDENTIAL UNITS PROVIDED AT GARAGES)
   4 UNCOVERED GUEST PARKING SPACES (INCLUDES 1 ADA STALL)
   96 TOTAL PARKING SPACES
9. PARKING SPACES:
   UNCOVERED GUEST PARKING SPACES: 9'X18'
10. BIKE PARKING
    LONG TERM: LOCATED IN PRIVATE GARAGES
    SHORT TERM: 5 SPACES

AFFORDABLE UNITS

UNIT	AMI	PLAN	BEDROOMS
2	80%	1	3
6	80%	1	3
11	120%	1	3
13	80%	1	3
17	120%	1	3
34	80%	1	3
36	80%	1	3
38	80%	1	3
41	80%	1	3
44	120%	1	3

GENERAL NOTES

1. WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY
2. SEWER SERVICE PROVIDED BY: LOS ANGELES COUNTY PUBLIC WORKS
3. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
4. SCHOOL DISTRICT: WHITTIER CITY SCHOOL DISTRICT
5. ALL LOTS SHALL BE HOMEOWNER MAINTAINED
6. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
7. PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD PER FIRM PANEL 06037C1841F EFFECTIVE 9/26/2008.
8. ASSESSOR'S PARCEL NUMBER: 8026-014-001, 8026-014-024, AND 8026-014-025
9. A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN THE OPEN SPACE AREAS, ON SITE DRAINAGE DEVICES/STORM DRAINS, AND THE PRIVATE DRIVEWAYS AND FIRE LANES.
10. ALL EXISTING BUILDINGS/STRUCTURES SHALL BE REMOVED.
11. NO GATE(S) WILL BE PROPOSED FOR THIS PROJECT.
12. NO EXISTING OAK, WALNUT, OR OTHER PROTECTED TRESS ONSITE. ALL EXISTING TREES TO BE REMOVED.
13. VESTING TENTATIVE TRACT MAP NO. 84687 – RPPL2025001966
    ADMINISTRATIVE HOUSING PERMIT NO. – RPPL2025001969
    CONDITIONAL USE PERMIT NO. – RPPL2025005299

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 40 AND 41 OF TRACT NO. 9891, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 140, PAGES 85 THROUGH 89, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8026-014-001 (AFFECTS PORTION OF LOT 40); 8026-014-024 (AFFECTS PORTION OF LOT 40) AND 8026-014-025 (AFFECTS LOT 41)

BENCHMARK:

BENCHMARK NO. Y11154

DPW BM TAG IN EAST CATCHBASIN 3.3' SOUTH OF BEGIN OF CURB RETURN @ SOUTHEAST CORNER OF CARMENITA RD & BEATY AVE.

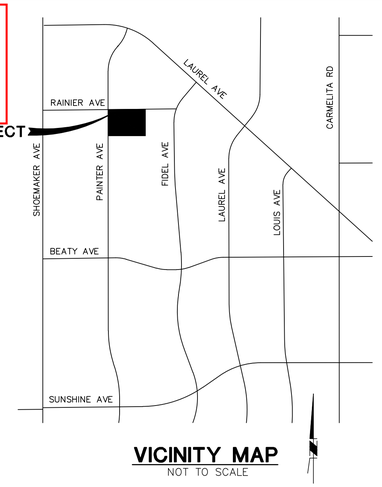
ELEVATION: 157.764 (2013)

FIRE NOTES

1. BUILDING HEIGHT = 30' EAVE, 37' RIDGE
2. DRIVE AISLE WIDTH = 26'

R/W CONSTRUCTION NOTES

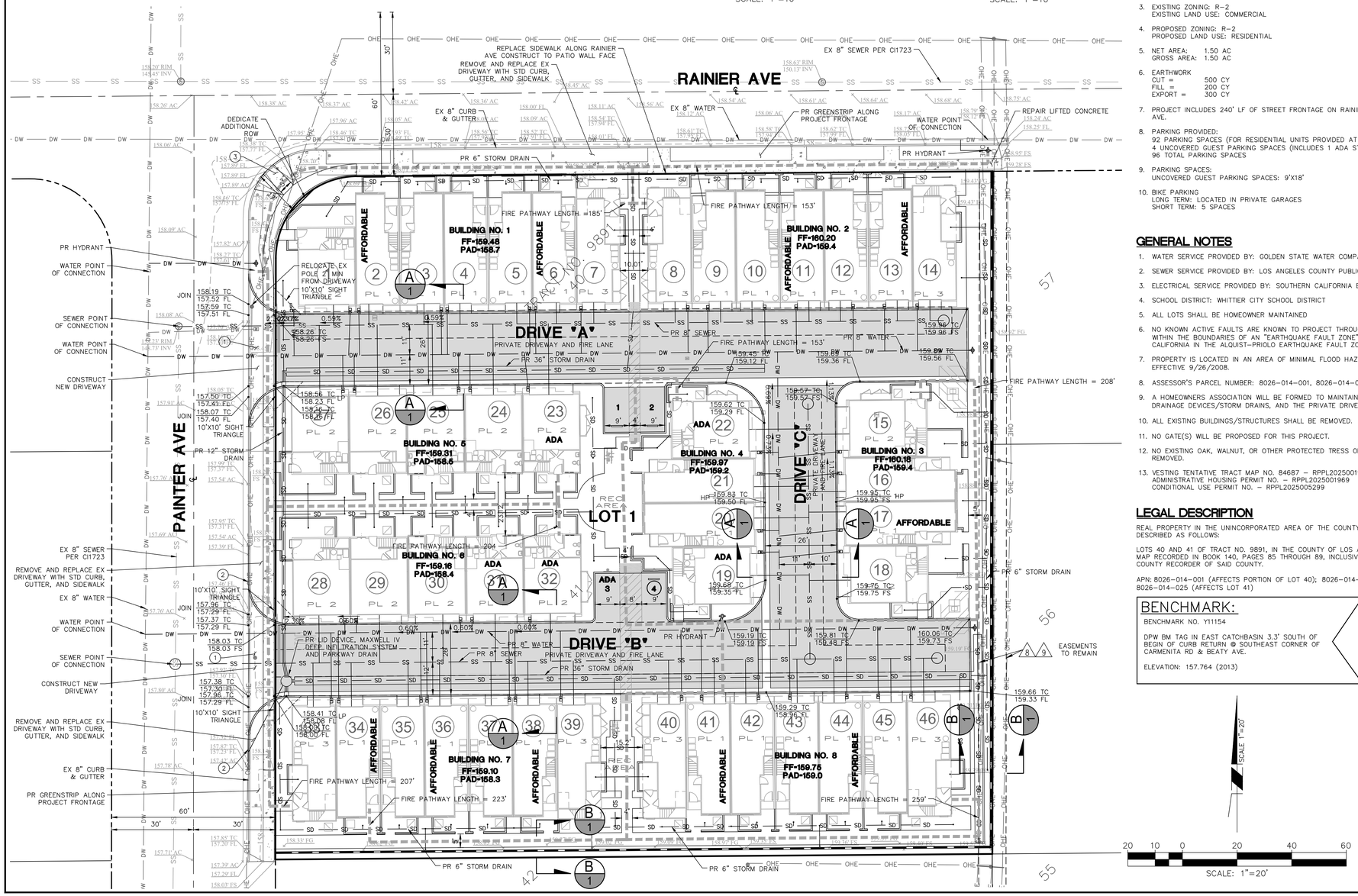
1. CONSTRUCT DRIVEWAY PER SPPWC STD PLAN 110-2, TYPE C
2. CONSTRUCT 8" CURB AND GUTTER PER SPPWC STD PLAN 120-1, TYPE B2-8
3. CONSTRUCT CURB RAMP PER SPPWC STD PLAN 111-5, TYPE 3



VICINITY MAP
NOT TO SCALE

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- SS EX SEWER LINE
- DW EX DOMESTIC WATER LINE
- FW EX FIRE WATER LINE
- RW EX RECYCLED WATER LINE
- SD EX STORM DRAIN LINE
- OHE EX OVERHEAD ELECTRIC
- COMM EX OVERHEAD COMMUNICATION
- UE EX UNDERGROUND ELECTRIC
- GAS EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- SS PR SEWER LINE
- DW PR DOMESTIC WATER LINE
- FW PR FIRE WATER LINE
- RW PR RECYCLED WATER LINE
- SD PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE



PREPARED BY:
ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
STEVE@ADVANCEDCIVILGROUP.COM
WWW.ADVANCEDCIVILGROUP.COM

SUBDIVIDER:

MONTE VISTA HOMES
PO BOX 9559
RANCHO CUCAMONGA, CA 91701

REGISTERED PROFESSIONAL ENGINEER R. STEVEN AUSTIN No. 68795 CIVIL STATE OF CALIFORNIA

EXHIBIT "A"/ EXHIBIT MAP
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 84687
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 8/20/2026

R. STEVEN AUSTIN RCE 68795

SCALE: 1"=20' | JN 1016205 | SHT. 1 OF 1 SHTS.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	August 12, 2026
PROJECT NUMBER:	PRJ2025-001862
PERMIT NUMBERS:	Vesting Tentative Tract Map No. 84687 (RPPL2025001966), Conditional Use Permit No. RPPL2025005299, Administrative Housing Permit No. RPPL2025001969
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	13104 and 13118 Rainier Avenue, Whittier
OWNER:	R2H Rainier Avenue LLC.
APPLICANT:	Mark Currington
CASE PLANNER:	Michelle Lynch, Principal Planner mlynch@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, staff proposes that a Statutory Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA").

The project qualifies as a Statutory Exemption under California Public Resources Code Section 21080.01 (Infill Housing Exemption) ("AB 130") because:

- The project is consistent with the applicable LA County General Plan and Zoning Ordinance, including that the R-2 (Two-Family Residence) zone allows for the proposed 46 townhouses. While the land use designation H18 (18 dwelling units per net acre) allows 27 dwelling units, the applicant applied for a Density Bonus per LA County Code Section 22.120 (Density Bonus) and California State Assembly Bill No. 1287, which allows for an additional 19 units. The project site meets the General Plan and Zoning requirements.
- The project meets the minimum residential density requirements for infill housing as specified in AB 130, Section 65583.2 of the California Government Code which requires at least 50 percent of the default density (30 dwelling units per acre) determined by AB 130, which requires at least 15 dwelling units. The project proposes 46 dwelling units with a density bonus. The approval of a density bonus does not determine whether a project is inconsistent with the General Plan.
- The site is located within an urbanized area and is substantially surrounded by urban development or is a previously developed site as defined in AB 130. The project site

has been previously developed with an urban area with the existing single-family residence, detached garage, church, and private school, and at least 75 percent of the perimeter of the site adjoins and is within a one-quarter-mile radius of parcels that are developed with urban uses. The project site is surrounded by single-family and two-family residential developments.

- The project does not involve the demolition of a designated historic resource, nor is the site listed or eligible for listing in a local, state, or federal historic register. There are no historic residences located on the property.
- The project site is not identified as a hazardous materials site or recognized environmental condition ("REC"), as documented in the submitted Phase I Environmental Site Assessment ("Phase 1"). The project site is not located in a coastal zone, not a hazardous waste site designated by the Department of Toxic Substance Control, not in a 100-year flood plain, not in a regulatory floodway, not identified for conservation, and not subject to a conservation easement. According to the Phase 1 dated January 6, 2025, the project site does not have any items listed as a REC.
- The project meets all applicable objective design, development, and environmental standards, except for the development standards waived as part of the AHP.
- All tribal consultation requirements under AB 130 have been satisfied, including timely notification and completion of any requested consultation. The Gabrieleno Band of Mission Indians-Kizh Nation provided their recommendations for conditions of approval that have been included in the conditions of approval for this project.

Based on these findings, staff conclude that the project qualifies for the AB 130 Infill Housing Statutory Exemption, and no further environmental review is required under CEQA.

Link: AB 130 CEQA Checklist and Phase 1 Environmental Assessment dated January 6, 2025

From: julio bonilla <[redacted]
Sent: Wednesday, September 16, 2026 5:02 PM
To: Michelle Lynch
Subject: FORMAL OBJECTION: Project PRJ2025-001862 Proposed Housing Development at 13104 Rainier Avenue

CAUTION: External Email. Proceed Responsibly.

Dear Michelle Lynch and Members of the LA County Regional Planning Commission,

I am writing as a resident of the South Whittier community to formally state my strong opposition to the proposed multi-family residential housing development at 13104 Rainier Avenue, Whittier, CA 90605, currently being evaluated under Project Number PRJ2025-001862.

While I support responsible urban development, the scale and nature of this multi-unit density bonus project are fundamentally incompatible with the existing single-family residential zoning and capacity of our community. I urge the commission to reject this proposal based on the severe negative impacts outlined below:

1. Critical Infrastructure Strain
   Our neighborhood infrastructure is already operating near capacity and cannot absorb the sudden influx of a dense residential complex.
- Utilities and Drainage: A project of this magnitude will place an unsustainable burden on local water, sewage, and power grids. Furthermore, replacing existing green space with high-density structures poses a significant risk to localized drainage and stormwater runoff management.
- Public Services: Our local neighborhood schools and public spaces are already full. Adding dozens of new units simultaneously will over-saturate local community facilities, degrading the quality of education and local resources for current residents.

2. Severe Parking and Traffic Congestion
   The parking requirements for high-density builds are historically inadequate for modern residential demands, particularly in high-density bonus configurations.
- Overflow Parking: Projects utilizing density bonuses frequently generate more vehicles per unit than estimated. This will force a massive influx of vehicle overflow onto Rainier Avenue and surrounding narrow, residential side streets, blocking driveways and hindering daily street sweeping and navigation.
- Traffic Hazards: Rainier Avenue is a primary neighborhood corridor. Forcing dozens of additional daily vehicle trips onto this residential street creates an immediate traffic bottleneck and a severe safety hazard for pedestrians, particularly children and seniors navigating the area.

3. Community Safety and Public Safety Capacity

A rapid population influx into an area layout designed strictly for single-family or low-density living introduces severe public safety challenges. Our current local emergency response services and law enforcement structures are already stretched thin. Adding dense residential clusters without expanding localized security infrastructure risks straining public safety resources, leading to increased emergency response times and a higher vulnerability to localized crime.

4. Out of Character with the Established Community
   The proposed multi-unit structure directly contradicts the existing aesthetic, privacy, and architectural character of South Whittier's residential zones. The sheer height and density will result in a severe loss of privacy for adjacent single-family homes, permanently altering the quiet nature of our neighborhood.

For these reasons, I request that the LA County Regional Planning Commission deny the permits and density modifications requested for Project No. PRJ2025-001862. Please include this formal objection in the official public record for the public hearing scheduled on Wednesday, September 23, 2026.

Thank you for your time, service, and consideration of the current residents who make up the backbone of this community.

Sincerely,

Julio Bonilla

--

From: Lorenzo
To: Michelle Lynch; Sulic, Ivan
Subject: Fw: Strong opposition to project numbers PRJ2025-001045 and PRJ2025-001862
Date: Wednesday, September 16, 2026 4:51:30 PM

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern:

My name is Lorenzo Buenrostro. I have been a resident of South Whittier for over 40 years.

I am writing on behalf of myself and fellow residents and property owners to formally register our strong opposition to the proposed townhome developments under project numbers **PRJ2025-001045** and **PRJ2025-001862**.

While we support responsible growth and the creation of affordable housing, we believe the scale, density, and design of these specific projects are incompatible with our neighborhood. The proposed developments are simply too large for the area and will significantly worsen the existing parking shortages that already affect daily life here. Privacy being the most significant one.

In addition, the excavation, grading, and heavy machinery required for these multi-unit complexes will generate substantial amounts of dust and potentially hazardous materials. This poses a serious and immediate health risk to nearby residents—particularly children, the elderly, and individuals with respiratory conditions such as asthma.

For these reasons and plenty more, we respectfully urge the Board to deny the zoning variances, waivers and building permits requested for these projects.

Thank you for your consideration.

Sincerely,

Lorenzo Buenrostro
South Whittier Resident
[redacted]

From: Jose Escobedo [redacted]
Sent: Wednesday, September 16, 2026 5:06 PM
To: Michelle Lynch
Subject: Public Comment: Cumulative Impacts of Condo Projects at Fidel, Shoemaker, and Rainier Avenues (TTM 84609, 84729, 84687)

CAUTION: External Email. Proceed Responsibly.

Dear Michelle Lynch,
My name is Jose Escobedo, and I am a longtime resident of [redacted] I am emailing submit public comment on a series of condominium projects proposed by the same applicant, Brian King, on neighboring blocks in our community:

- 11627 Fidel Avenue (APN 8026015012; PRJ2024-002926; Tentative Tract Map 84609): 25 units, already approved.
- 11428 Shoemaker Avenue (APN 8026016035; PRJ2025-001045; Tentative Tract Map 84729): 21 units, with a Conditional Use Permit request to construct more than six units in one building.
- 13104 Rainier Avenue (APN 8026014001; RPAP2025005266; Tentative Tract Map 84687): 44 units, with a Conditional Use Permit request to construct more than six units in one building.

Together, these projects would add approximately 90 units within a few blocks of our single-family and low-density community, one being proposed 6 houses down from where I live. I recognize the region's need for housing, including affordable housing. But when projects this close together are reviewed one at a time, no one evaluates their combined effect on the neighborhood. With Fidel already approved, I urge the County to fully account for its impacts before acting on Shoemaker and Rainier.

These three projects will generate a substantial private return for a single applicant. The costs, however, will not fall on the applicant. They will fall on the families who already live here: the children and seniors who walk these streets, the neighbors who rely on street parking near their homes, the households next to these sites who stand to lose privacy and sunlight, and every resident who will absorb years of construction disruption followed by permanently busier, more crowded streets.

Once the units are sold, the applicant moves on. Our community lives with the consequences for decades. The conditional use permits requested for Shoemaker and Rainier are not entitlements; they are discretionary requests that allow the applicant to maximize the number of units in each building. The County has both the authority and the responsibility to weigh that private benefit against the very real burden it places on the people who already call this neighborhood home.

One of these sites was once a preschool that served families in this neighborhood. Places like that are part of what makes a community work. They give parents a trusted place for their children, bring neighbors together, and serve the people who have lived here for decades. Our community would be far better served by uses like a preschool, daycare, church, or community garden, which would strengthen the neighborhood instead of straining it.

Instead, land that once served our families would be replaced with dense housing that adds to the demand on local childcare, schools, and parks while giving nothing back to the community in return.

These are not abstract concerns. They will shape daily life on our streets:

1. Traffic and pedestrian safety: Fidel, Shoemaker, and Rainier Avenues are residential streets that were never designed to carry the traffic of roughly 90 additional households. More cars on these streets means greater risk for the children, seniors, and pedestrians who use them every day.

2. Parking: Overflow parking from these projects will push into surrounding blocks, leaving residents competing for space on their own streets.

3. Scale and compatibility: Both the Shoemaker and Rainier projects seek permission to place more than six units in a single building. Buildings of that size would be out of scale with the surrounding homes and permanently change the character of these blocks. The same housing could be delivered in smaller buildings with far less harm.

4. Privacy and quality of life for neighbors: Multi-story buildings next to existing homes can overlook backyards, block sunlight, and bring added noise. Families who have lived here for years should not lose the privacy and peace of their own homes.

5. Infrastructure and environmental review: Ninety new units will place added demand on local sewer, water, drainage, schools, and parks. I ask that the County confirm what CEQA review has been conducted for each project, and whether the cumulative impacts of all three have been analyzed.

6. Construction impacts: With three projects on neighboring blocks, residents could face years of overlapping truck traffic, noise, dust, and blocked streets.

MY REQUESTS

I respectfully request that the County:
- Evaluate the cumulative traffic, parking, infrastructure, and environmental impacts of all three projects together before acting on Shoemaker and Rainier;

- Require a traffic and pedestrian safety analysis covering all three sites, with appropriate mitigation;
- Not approve the Conditional Use Permits for the Shoemaker and Rainier projects as currently designed, and require redesign into smaller buildings;
- Require increased setbacks, height step-downs, and privacy screening adjacent to existing homes;
- Require community benefits that offset the loss of neighborhood-serving uses, including open space and park and school impact fees directed to this area;
- Impose coordinated construction management conditions across all three projects; and
- Add me to the interested parties list and notify me of all public hearings for these projects.

The residents of this neighborhood are not asking for special treatment. We are asking the County to make sure that one applicant's gain does not come at the expense of the safety and well-being of an entire community.

Thank you for your consideration. Please confirm that this comment has been included in the record for the Shoemaker and Rainier projects.

Sincerely,
Jose Escobedo

[redacted]

Sender notified with Mailtrack · Opt out

From: L Garcia
To: Michelle Lynch
Subject: Project No. PRJ2025-001862
Date: Wednesday, September 16, 2026 4:40:04 PM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Department and Hearing Officer,

I am writing to formally express my opposition to Project No. PRJ2025-001862 / Tentative Tract Map No. 84687, proposed at 13104 Rainier Avenue, Whittier, CA 90605.

As a resident of the surrounding community, I am concerned that the proposed development represents a substantial increase in residential density for this location and could significantly affect the existing neighborhood.

My concerns include the following:

• **Traffic and street capacity:** Rainier Avenue and the surrounding residential streets were not designed to accommodate a substantial increase in vehicles associated with a development of this size. I ask the County to carefully evaluate existing traffic conditions, projected vehicle trips, congestion, ingress and egress, and the cumulative impact of additional development in the area.

• **Parking:** Additional residential density can create significant parking spillover onto surrounding streets. The County should determine whether the project's proposed parking realistically accommodates residents, guests, deliveries, service vehicles, and other anticipated uses without shifting the burden onto the existing neighborhood.

• **Pedestrian and public safety:** Increased vehicle activity raises concerns for pedestrians, children, cyclists, and residents using the surrounding streets. Emergency vehicle access and the ability of local streets to safely accommodate increased traffic should also be thoroughly evaluated.

• **Neighborhood compatibility and scale:** The County should consider whether the project's height, massing, density, setbacks, and overall design are compatible with the established residential character of the surrounding neighborhood.

• **Privacy, lighting, and noise:** A higher-density development may affect neighboring properties through increased noise, exterior lighting, overlooking of existing homes and yards, and loss of privacy. These impacts should be specifically evaluated rather than treated as general neighborhood concerns.

• **Infrastructure and drainage:** Before approving additional density, the County should establish that existing sewer, water, stormwater, drainage, and other public infrastructure can adequately support the project without adversely affecting surrounding properties.

• **Density Bonus:** I request that the County clearly identify the project's current base density, affordable housing units, density bonuses, concessions, incentives, and waivers being

requested, along with the legal and factual basis supporting each request.

• **Environmental review:** I ask that the County ensure the environmental review fully considers traffic, parking, noise, construction impacts, air quality, drainage, infrastructure, public safety, and cumulative impacts rather than evaluating this development in isolation.

I respectfully request that these comments be entered into the administrative record for PRJ2025-001862 and considered before any approval of the project.

I also request that the County not approve the project unless the required findings can be supported by substantial evidence and the concerns raised by surrounding residents have been adequately addressed.

Please confirm receipt of this correspondence and its inclusion in the official project record.

Thank you for considering the concerns of the residents who will be directly affected by this development.

Sincerely,

Luz Garcia
Concerned Community Resident
Whittier, California

From: Veronica Lopez [redacted]
Sent: Tuesday, September 15, 2026 11:09 PM
To: Michelle Lynch; Sulic, Ivan
Subject: Opposing Townhomes Projects

CAUTION: External Email. Proceed Responsibly.

Good evening,

This email is to inform you that as.home owners, tax payers and long time residents of South Whittier, we completely oppose the proposed townhomes projects;
PRJ2025-001862
PRJ2025-001045
PRJ2024-002926 25
We will be attending the upcoming hearing, to demonstrate that it is very important for us to maintain this a healthy, peaceful and safe city. Adding all these townhouses will only make our streets and community more crowded; as a consequence, this also gives more room for violence and crime.

As it is, we're already dealing with parking issues on the street because people from other streets come and leave their cars, sometimes for days, some people use bigger streets for racing which is also very dangerous.

Please do not allow someone to fill up his pockets with more money at the expense of the peace and safety of a community where children are growing up and thriving, in spite of the challenges we already face as a community.

I appreciate your time to read my message.

Thank you.

Best regards,
Veronica

CALIFORNIANS FOR HOMEOWNERSHIP

MATTHEW GELFAND
SUPERVISING COUNSEL
MATT@CAFORHOMES.ORG
TEL: (213) 739-8206

FOR REVIEW AND PLACEMENT IN APPLICATION FILE

To Local Agency Staff:

Californians for Homeownership is a 501(c)(3) organization devoted to using legal tools to address California's housing crisis. We request that the letter included below be considered in connection with an Application[1] that appears to be governed by the Housing Accountability Act, Government Code Section 65589.5. The address or application number associated with the Application is identified in the cover email or letter you received with this letter. For the purposes of Government Code Section 65589.5(k)(2), this letter constitutes our written comments on the application. We specifically request that you take the following actions with respect to this letter:

1. Place the letter in your agency's official file for the Application.

2. Provide the letter to any official, hearing officer, public body, or other public agency charged with reviewing or making any determination regarding the Application or the development to which it relates.

3. Publish the letter in the same manner you would publish other public correspondence received in advance of a public hearing regarding the Application or the development to which it relates.

4. Provide notice at notices@caforhomes.org regarding the Application or the development to which it relates, as required by Government Code section 65092.

5. Ensure that this letter is included in the administrative record in any litigation concerning the Application or the development to which it relates.

* * *

To the Reviewing Official, Hearing Officer, or Public Body:

We are writing regarding an application to develop a residential or mixed-use project that includes two or more residential units. Your approval of this project is governed by the Housing Accountability Act (HAA).

[1] All references to the "Application" in this letter include any subsequent formal application if the Application is a preliminary application, any subsequent, amended, or related application, and any application for an ancillary or related permit concerning the development to which the Application relates.

915 L Street, #1460
Sacramento, CA 95814

The HAA generally requires you to approve a housing development project unless the project fails to comply with "applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete." Gov. Code § 65589.5(j)(1). To count as "objective," a standard must "involve[e] no personal or subjective judgment by a public official and be[] uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." Gov. Code § 65589.5(h)(9). In making this determination, you must approve the project if the evidence "would allow a reasonable person to conclude" that the project met the relevant standard. Gov. Code § 65589.5(f)(4). Projects subject to modified standards pursuant to a density bonus are judged against the standards as modified. Gov. Code § 65589.5(j)(3). The courts interpret these provisions broadly to mandate approval. *California Renters Legal Advocacy & Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, 830.

A "disapproval" under the HAA includes not only the failure to approve an application or a necessary land use approval for the project, but also the failure to comply with specified time periods, the failure to comply with SB 330's five hearing limit (Gov. Code § 65905.5), the failure to cease conduct "undertaken for an improper purpose" that "effectively disapproves" the project, and the failure to make a CEQA exemption determination or to adopt or approve a CEQA document. Gov. Code §§ 65589.5(h)(6), 65589.5.1, 65589.5.2. The inclusion of an improper item in an incompleteness determination under the Permit Streamlining Act also constitutes a denial. Gov. Code § 65589.5(h)(6)(G). And for most purposes, the HAA treats the imposition of a "condition that the project be developed at a lower density" or a condition that renders the project infeasible as the equivalent of a disapproval. Gov. Code §§ 65589.5(d), (j).

Your agency is subject to strict timing requirements under the HAA. If it desires to find that a project is inconsistent with any of its land use standards, it must issue written findings to that effect within 30 to 60 days after a legally complete application is *received* from the applicant; the ultimate date of your agency's completeness determination is irrelevant. Gov. Code §§ 65589.5(j)(2)(A), (h)(1). If the applicant has not been timely notified of a purported inconsistency with a local standard, the project is deemed consistent with that standard, and you are permanently foreclosed from determining otherwise. Gov. Code § 65589.5(j)(2)(B).

If your agency has determined that a project is consistent with its objective standards, or the project is deemed consistent with such standards, but you nevertheless propose to reject it, you must make written findings, supported by a preponderance of the evidence, that the project would have a "specific, adverse impact upon the public health or safety," meaning that the project would have "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." Gov. Code § 65589.5(j)(1)(A); *see* Gov. Code § 65589.5(k)(1)(A)(i)(II). Once again, "objective" means "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." Gov. Code § 65589.5(h)(9).

Even if you are able to identify legally sufficient health and safety concerns about a project, you may only reject the project if "[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact . . . other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density." Gov. Code § 65589.5(j)(1)(B). Thus, before rejecting a project, you must consider every conceivable, reasonable measure that could be used to mitigate the impact at issue. At a minimum, you must direct staff to prepare an exhaustive list of potential mitigations based on their professional expertise, and you must review each of these for feasibility. Because your agency must affirmatively prove that no feasible mitigation exists in order to lawfully reject a project, you may not reject a project merely because the applicant has failed to come forward an acceptable mitigation measure; that is your job, not theirs.

The HAA applies to the full range of housing types, including a project to build two or more single-family homes, a project to build a single-family home with an accessory dwelling unit, multifamily projects (both market-rate and income-limited), and mixed-use developments. Gov. Code § 65589.5(h)(2); *see Honchariw v. Cty. of Stanislaus*, 200 Cal. App. 4th 1066, 1074-76 (2011). And the Legislature has directed that the HAA be "interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." Gov. Code § 65589.5(a)(2)(L).

If your agency is out of compliance with the law governing general plan housing elements, it is subject to the "builder's remedy" provisions in the HAA, which further restrict its ability to disapprove qualifying developments. Gov. Code § 65589.5(f)(6). Your agency may be subject to the builder's remedy even if its compliance has been certified by the California Department of Housing and Community Development (HCD), if a court later determines that it was actually out of substantial compliance during the period it received a preliminary application or complete application for a qualifying project. For example, your agency may be out of compliance for failing to follow state law provisions restricting lower-income housing site zoning, notwithstanding certification by HCD. *New Commune DTLA LLC v. City of Redondo Beach* (2025) 115 Cal.App.5th 111, *review denied*.

When a locality rejects or downsizes a housing development without complying with the rules described above, the action may be challenged in a writ of mandate action. Gov. Code § 65589.5(m). The legislature has significantly reformed this process over the last decade in an effort to increase compliance. Today, a non-profit organization like Californians for Homeownership can sue without the consent of the project applicant, to protect the public's interest in the development of new housing. A local agency that is sued to enforce the HAA must prepare the administrative record itself, at its own expense, within 30 days after service of the petition. Gov. Code § 65589.5(m). And if an enforcement lawsuit brought by a non-profit organization is successful, the locality must pay the organization's attorneys' fees. Gov. Code § 65589.5(k)(2). In certain cases, the court will also impose fines that start at $10,000 per proposed housing unit. Gov. Code § 65589.5(k)(1)(B). If a locality has previously been notified by the Attorney General or HCD that an action or inaction would violate a housing reform law, a court must impose at least the minimum fine amount, and if it is a repeating violation, the fine will be quintupled. Gov. Code

§ 65914.2. An applicant cannot be required to indemnify a locality for costs related to litigation under the HAA. Gov. Code § 65914.2(c)(1).

An action brought by an applicant challenging a denial is subject to an expedited judicial review process, with shorter time given to certify the administrative record, and calendar preference in both the trial court and on appeal. C.C.P. § 1094.9.

In recent years, there have been a number of successful lawsuits to enforce the HAA:

- In *Eden Housing, Inc. v. Town of Los Gatos*, Santa Clara County Superior Court Case No. 16CV300733, the court determined that Los Gatos had improperly denied a subdivision application based on subjective factors. The court found that the factors cited by the town, such as the quality of the site design, the unit mix, and the anticipated cost of the units, were not objective because they did not refer to specific, mandatory criteria to which the applicant could conform.

- *San Francisco Bay Area Renters Federation v. Berkeley City Council*, Alameda County Superior Court Case No. RG16834448, was the final in a series of cases relating to Berkeley's denial of an application to build three single family homes and its pretextual denial of a demolition permit to enable the project. The Court ordered the city to approve the project and to pay $44,000 in attorneys' fees.

- In *40 Main Street Offices v. City of Los Altos*, Santa Clara County Superior Court Consolidated Case Nos. 19CV349845 & 19CV350422, the court determined that Los Altos violated the HAA, among other state housing laws, by failing to identify objective land use criteria to justify denying a mixed-use residential and commercial project. After the City was ordered to pay a $7 million bond, it dropped its appeal in the case. The City was ultimately forced to pay approximately $1 million in delay compensation and attorneys' fees.

- In *Ruegg & Ellsworth v. City of Berkeley*, Alameda County Superior Court Case No. RG18930003, after the Court of Appeal held that Berkeley had violated state law by denying a 135-unit mixed-use project, the trial court determined that the denial constituted a violation of the HAA. As a result of the HAA violation, the City was responsible for approximately $4 in attorneys' fees and penalties.

- In *California Renters Legal Advocacy & Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, the Court of Appeal held that San Mateo had improperly applied subjective criteria in denying a housing development project. The City ultimately agreed to pay $450,000 in the petitioner's attorneys' fees.

- In *Californians for Homeownership v. City of Huntington Beach*, Orange County Superior Court Case No. 30-2019-01107760-CU-WM-CJC, the court ruled that Huntington Beach violated the HAA when it rejected a 48-unit condominium

project based on vague concerns about health and safety. Following the decision, the City agreed to pay a total of $600,000 in attorneys' fees to our organization and two other plaintiffs.

- In *Yes In My Back Yard, et al. v. City of Los Angeles,* L.A.S.C. Case No. 21STCP03883, the court ruled that Los Angeles violated the HAA in denying a housing development, and ordered the city to pay approximately $240,000 in attorneys' fees.

- In *Janet Jha v. City of Los Angeles*, L.A.S.C. Case No. 23STCP03499, the court held that Los Angeles violated the HAA by refusing to process a housing development application based on its erroneous interpretation of state law. After the Court ordered the city to pay a $7.4 million bond, the city abandoned its appeal. The city was ordered to pay approximately $120,000 in attorneys' fees.

- In a series of three cases against the City of Los Angeles, L.A.S.C. Case Nos. 24STCP00524, 24STCP00070, and 24STCP00385, three different trial court judges determined that Los Angeles had violated the HAA by refusing to comply with the terms of its own affordable housing streamlining policy. Between the three cases, the city was ordered to pay over $350,000 in attorneys' fees.

- In *Yes in My Back Yard v. City of Los Angeles*, Los Angeles County Superior Court Case No. 24STCP00524, the court ruled that the City's finding that an application was incomplete constituted a disapproval under the HAA. The City was ordered to pay over $90,000 in attorneys' fees.

- In *District Square LLC v. City of Los Angeles*, L.A.S.C. Case No. 20STCP00654, and *Cesar Chavez 888, LLC v. City of Los Angeles et al.*, L.A.S.C. Case No. 24STCP01880, the court determined that the city's purported "health and safety findings" for denying two housing development projects did not meet the requirements in the HAA, determined that the City had acted deliberately and in bad faith, and ordered the projects approved. In the *Cesar Chavez 888* matter, the court ordered the city to pay approximately $170,000 in attorneys' fees.

- In *600 Foothill Owner, LP v. City of La Cañada Flintridge, et al.* and *California Housing Defense Fund v. City of La Cañada Flintridge, et al.*, Los Angeles Superior Court Case Nos. 23STCP02575 and 23STCP02614, the trial court determined that the City of La Cañada Flintridge had unlawfully rejected a project subject to the HAA. After the City was ordered to pay a $14 million bond, it abandoned its appeal and agreed to pay California Housing Defense Fund nearly $1.3 million in attorneys' fees. A further fee settlement in the millions of dollars is expected with the applicant, and the city has paid its own attorneys over $2 million to litigate the case.

We urge you to comply with the HAA as you review this project.

Sincerely,



Matthew Gelfand

From: DRP Public Comment
Sent: Wednesday, September 23, 2026 10:20 AM
To: Michelle Lynch; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: Agenda 12 Map 84687 PRJ2-2024-001862-(4)

FYI

Thank you,

PATRICIA FLORES
SENIOR TYPIST CLERK, Strategic Planning and Program Services

All official correspondence is issued solely from *[Name]@planning.lacounty.gov* and *donotreply@lacounty.gov* email addresses. Communications from other domains are not affiliated with our organization and should not be treated as an official communication. Please also note that the County will never request funds via wire transfer.

From: ruby m <ruby.m@outlook.com>
Sent: Wednesday, September 23, 2026 10:19 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Agenda 12 Map 84687 PRJ2-2024-001862-(4)

CAUTION: External Email. Proceed Responsibly.

To: La County Planning

Building these new houses three stories would impact our privacy and our overall neighborhood layout. Our community is single family dwellings and we are not opposed to a two story units.
Thank You,
Ruby Madrigal

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