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DEPARTMENT OF REGIONAL PLANNING
DEPARTMENT STATEMENT

BOARD OF SUPERVISORS MEETING: NOVEMBER 17, 2026

This is an appeal of the Los Angeles County (County) Regional Planning Commission (Commission) approval of Project No. PRJ2025-001862-(4), which is Vesting Tentative Tract Map No. 84687 (RPPL2025001966), Conditional Use Permit (CUP) No. RPPL2025005299, and Administrative Housing Permit (AHP) No. RPPL2025001969, and statutory exemption under the California Environmental Quality Act (CEQA) (Project). This item involves a non-applicant appeal by Stephanie Dela Torre (Appellant), of the Commission's decision to approve the Project.

Project Description

The Project is a request to create one new multi-family lot with 46 townhouse-style condominiums within eight buildings on 1.5 acres. The CUP is required 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. The AHP is required for the set aside and long-term maintenance of seven affordable units at the lower income level [80 percent Area Median Income (AMI)] and three affordable units at the moderate income level (120 percent AMI), for a total of 10 for-sale affordable units for 19 density bonus units, including waivers for development standards for reduced setbacks, increased height, and reductions in residential design standards requirements, as applied by Mark Currington (Applicant). The Project is located at 13104 and 13118 Rainier Avenue, which is in the unincorporated community of South Whittier within the Gateway Planning Area. The Project is statutorily exempt from CEQA pursuant to California Public Resources Code Section 21080.01 (AB 130). The Project Site includes an existing single-family residence, detached garage, church, and private school, that will be demolished.

Project Background

The proposed Project includes 46 townhouse-style condominiums in eight buildings, 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, ranging 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, with a covered two-car garage for each unit, and 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 (one per unit) within the townhouse garages. The Project Site is accessible via Painter Avenue, a 60-foot-wide public street via internal 26-foot-wide

private driveways and fire lanes for internal circulation. Other Project features include two recreational landscaped open areas totalling 19,049 square feet, with an internal five-foot-wide pedestrian walkway and a five-foot-wide walkway along the perimeter of the Project Site as well as the required 10 on-site perimeter trees.

After a duly noticed public hearing on September 23, 2026, the Commission found the Project to be statutorily exempt pursuant to CEQA and approved the Project.

Appeal of Commission's Decision

On October 5, 2026, the County received one appeal of the Commission's approval. The appeal raised several issues regarding the Project, including claims that the administrative record and the project scope, noticing, traffic analysis, circulation, pedestrian safety, and project density, were not sufficiently reviewed; and findings were not supported under the CEQA exemption.

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 42 new attached townhouse-style condominium units with a set-aside of nine lower income affordable units. The proposal was revised to increase the number of units to 46 units and re-submitted several times before the Project was "deemed complete" and "deemed consistent" on April 8, 2026. The final Project scope included 46 units.

Pursuant to County Code, Staff properly notified the community of the public hearing.

Traffic, Parking, Circulation, Driveway, and Pedestrian Safety

The Appellant stated that vehicle activity, traffic, neighborhood parking, driveway conflicts, and pedestrian volumes and safety were not scrutinized and not substantive in the findings and concerns related to traffic, neighborhood parking, etc., under AB 130. The Appellant also had questions about the validity of the environmental review. However, the Project is exempt under AB 130 which established a statutory exemption for qualifying urban infill housing projects. Staff have verified that the Project meets all objective statutory requirements mandated by AB 130. Therefore, the Project is exempt from further CEQA analysis, and the County lacks the legal discretion to require further environmental analyses, an Environmental Impact Report, or any environmental mitigation measures.

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 exceeds the minimum required by providing more

affordable units at a lower income level, for a combined density bonus of 19 additional units pursuant to the County's DBO and AB 1287 for a total of 46 units. Consistent with these laws, the Applicant also includes waivers for development standards for reduced setbacks, increased height, and reductions in residential design standards requirements.

The affordable units will be evenly distributed throughout the Project Site and will be constructed in the same manner and quality as the 36 market-rate units in terms of architecture, landscaping, and amenities. While staff reviewed conceptual architectural plans, approved architectural plans are not a part of this Project scope.

Conclusion

The Project meets Housing Accountability Act requirements and protections and complies with requirements of CEQA, the County Subdivision Committee, and all applicable parts of County Code and State Law. The Board of Supervisors (Board) cannot legally deny or downsize this Project unless it makes written findings, supported by a preponderance of objective evidence that the Project creates a specific, unavoidable, and quantifiable adverse impact on public health or safety. There is no evidence. The Appellant's statements provide no legal or factual grounds to deny the Project.

In conclusion, to avoid statutory penalties, litigation, and financial liability under State law, Staff recommends the Board deny the appeal, uphold the Commission's finding that the Project qualifies for Statutory Exemption pursuant to AB 130, and affirm the Commission's approval of the Project and adopt its findings and conditions for the Project.

Respectfully Submitted,

AMY J. BODEK, AICP
Director of Regional Planning

AJB:DJD:ST:JH:ML:lm

Attachments:
1. All Project and CEQA Materials (LINK)