



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 7, 2015

TO: Librarian
14433 Leffingwell Road
Whittier, CA 90604

FROM: Edward Rojas
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBJECT: PROJECT NO. PM067040-(4)/VESTING TENTATIVE PARCEL MAP NO. 067040

The above mentioned permit is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on May 20, 2015

Please have the materials listed below available to the public through June 5, 2015.

If you have any questions regarding this matter, please contact **Edward Rojas** of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Factual
3. Vesting Parcel Map No. 067040

**THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES**

NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Date and Time: Wednesday, May 20, 2015 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Permit(s): Project No. PM067040-(4) / Vesting Tentative Parcel Map No. 067040

Project Location: 13838 Reis Street, Whittier. Within the Southeast Whittier Zoned District.

Description: Vesting Tentative Parcel Map No. 067040 is a proposal to subdivide 0.35 acres into two residential lots in an R-1 (Single-Family Residential) zone.

Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at
South Whittier Library
14433 Leffingwell Road
Whittier, CA 90604

Contact: Edward Rojas
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-6433 Fax: 213-626-0434
E-mail: erojas@planning.lacounty.gov

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days notice.

Si necesita más información por favor llame al 213-974-6466.



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**
 PM067040-(4) TBD
REQUESTED ENTITLEMENTS
 Vesting Tentative Parcel Map No. 067040

PROJECT SUMMARY

OWNER / APPLICANT

Raul & Mirella Padilla

MAP/EXHIBIT DATE

September 4, 2013

PROJECT OVERVIEW

To create two single-family lots. The subject property is currently developed with a single-family home and detached garage that will remain.

LOCATION

13838 Reis Street, Whittier

ACCESS

Reis Street

ASSESSORS PARCEL NUMBER(S)

8157-015-054

SITE AREA

0.44 gross acres/0.35 net acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Southeast Whittier

LAND USE DESIGNATION

1 (Low Density Residential 1 to 6 du/ac)

ZONE

R-1 (Single-Family Residence)

PROPOSED UNITS

2

MAX DENSITY/UNITS

2

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption – Minor Land Divisions

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.20.105 (R-1 Zone Development Standards)

CASE PLANNER:

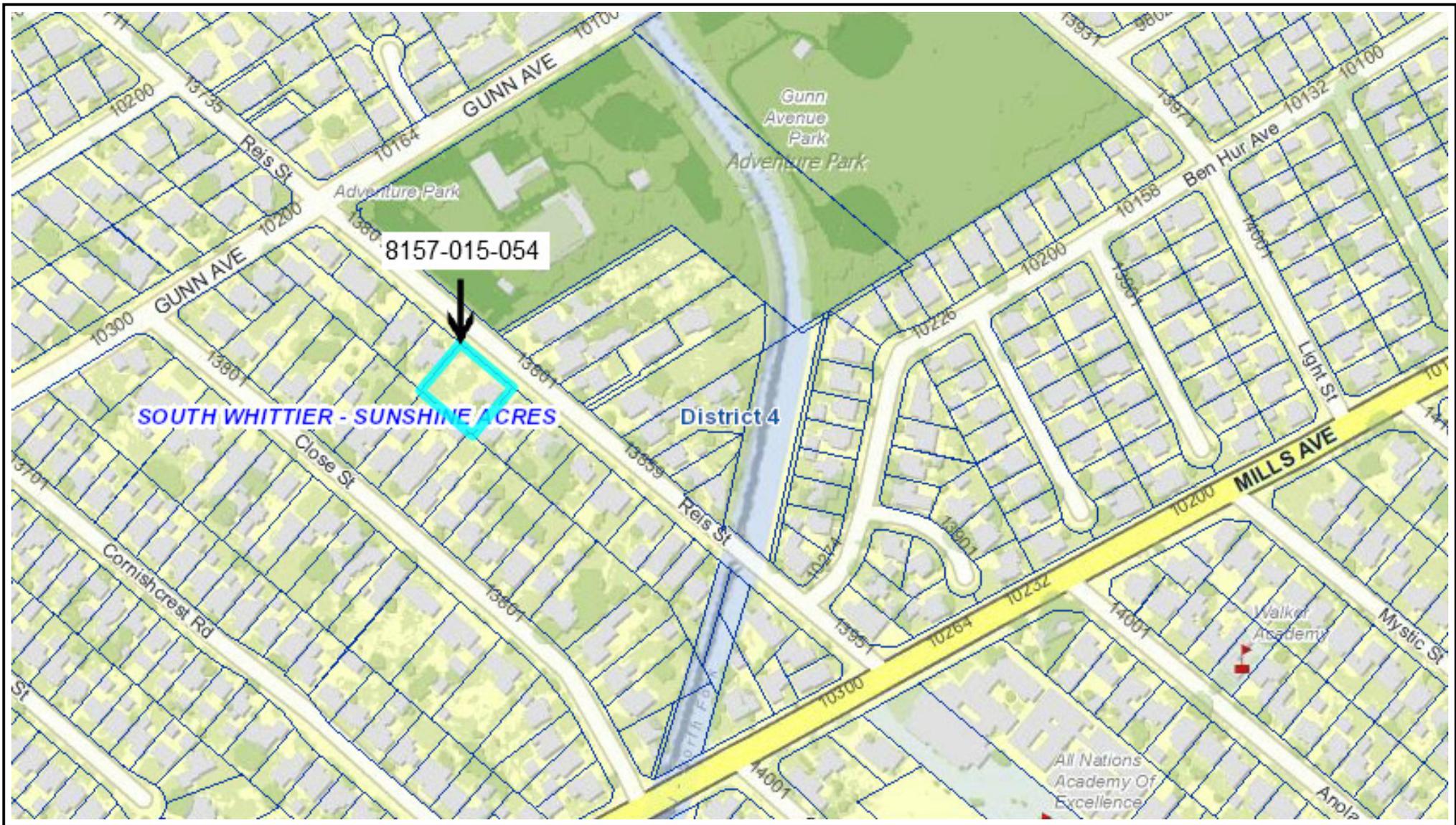
Edward A. Rojas

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

erojas@planning.lacounty.gov



Created in GIS-NET3

PM067040 - Property Location Map

Printed: Feb 09, 2015

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