

**PROJECT NO. 02-190-(4)  
AMENDMENT TO TENTATIVE TRACT MAP NO. 53843**

Project: The tentative map approval authorized the creation of six single-family lots on 2.5 acres.

Location: 19606 Shelyn Drive, Rowland Heights.

Zone: A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area).

Zoned District: San Jose

Approval Date: July 22, 2004 (Hearing Officer)

Map Date: February 23, 2004

**PROJECT HISTORY:**

Tentative Tract Map No. 53843 (“TR 53843”) dated February 23, 2004 was approved by the Los Angeles County Hearing Officer on July 22, 2004 to authorize the creation of six single-family lots on approximately 2.5 gross acres.

**CURRENT REQUEST:**

The applicant requests approval of this first amendment to TR 53843 to authorize changes in the grading design, reduction in retaining wall height, and addition of a drainage easement. The amended tentative tract map and exhibit map dated November 24, 2010 depict a residential subdivision of six single-family lots on approximately 2.5 acres with the proposed changes:

- Reduction of the retaining wall height from 13 to 6 feet on Lot Nos. 2 and 5 along Balan Road ; and
- Addition of a 5-foot wide drainage easement on Lot Nos. 5 and 6.

The exhibit map depicts the following changes:

- Depicting walls on Lot Nos. 1, 2, 3, 4, and 5; and
- Adjusting building pad elevations on Lot Nos. 1, 3, 4, 5, and 6 to less than 1’ 6” from the originally approved building pad elevations. These adjustments include both increases and decreases in building pad elevations.

**STAFF EVALUATION:**

The amended tentative map proposes to reduce the retaining wall height on Lot Nos. 2 and 5 from 13 feet to 6 feet. The reduced retaining wall height will allow the applicant to avoid applying for a yard modification. The applicant is also proposing to add five-foot wide drainage easement, which will allow proper drainage for the proposed subdivision.

The exhibit depicts changes in the building pad elevations from the originally approved building pad locations as indicated in the chart below.

LOT NUMBER	APPROVED PAD ELEVATION (feet above sea level) RESIDENCE/GARAGE	PROPOSED PAD ELEVATION (feet above sea level) RESIDENCE/GARAGE	CHANGE (feet) RESIDENCE/ GARAGE
1	623/623	623/621.5	0/-1.5
2	Existing residence	No change	0
3	622/618	622/617	0/-1
4	618/616	619/615	+1/-1
5	636/632	637/631	+1/-1
6	632/632	632/631.5	0/-0.5

The exhibit map also depicts retaining walls on Lot Nos. 1, 2, 3, 4, and 5. Though the approved grading design appears to require retaining walls on Lot Nos. 3, 4, and 5, none were depicted on the approved exhibit map. The change in building pad elevations proposed on Lot No. 1 requires a retaining wall. The driveway design on Lot No. 2 also requires retaining walls.

State Assembly Bill 208 granted a two-year extension to the tentative map extending the expiration date to July 22, 2014.

The amended tentative and exhibit maps will allow the applicant to proceed in obtaining final map approval.

This action is Categorically Exempt pursuant to Class 5 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Guidelines.

**RECOMMENDATION:**

Approve this amendment with proposed project design changes as previously approved, with the following conditions:

- Add the following Department of Regional Planning conditions for Amendment to Tentative Tract Map No. 53843:

1. Permission is granted to develop the subdivision in accordance with the amendment map dated November 24, 2010.
  2. Permission is granted to make the following changes to the tentative map: reduce the height of the retaining wall along Balan Road on Lot Nos. 2 and 5 from 13 feet to 6 feet and add a five-foot wide drainage easement along Lot Nos. 5 and 6.
  3. Permission is granted to make the following changes to grading as depicted on the exhibit map dated November 24, 2010 depict retaining walls on Lot Nos. 1, 2, 3, 4, and 5, and adjust building pad elevations on Lot Nos. 1, 3, 4, 5, and 6 by less than 1' 6" from the originally approved building pad elevations.
- Approve the following revised reports:

Department of Public Works - Land Development Division - Subdivision (12-21-10)  
Land Development Division - Drainage Unit (12-16-10)  
Land Development Division - Grading Unit (12-21-10)  
Geotechnical and Materials Engineering Division -  
Geology (12-13-10)  
Geotechnical and Materials Engineering Division - Soils  
(12-14-10)  
Land Development Division - Road (12-20-10)  
Land Development Division - Sewer (12-20-10)  
Land Development Division - Water (12-20-10)

Fire Department (12-21-10)

Department of Parks and Recreation - Park Obligation Report (12-13-10)  
Trails Report (12-23-10)

Department of Public Health (12-24-10)

All other conditions applicable to the area covered by this amendment map shall remain as previously approved.

ACB:dck  
10/20/11