Los Angeles County
Department of Regional Planning
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SUBDIVISION COMMITTEE MEETING REPORT

Planner:	**Lynda Hikichi**	E-mail:	**lhikichi@planning.lacounty**
Subdivision Committee Date:	**July 19, 2012**	Map Date:	**June 20, 2012**
Tract/Parcel Map No:	**PM 070582**	Project No:	**PM 070582**
Zoned District:	**South Santa Anita-Temple City**	Community:	**East Pasadena- East San Gabriel**
Supervisorial District:	**5th District**	APN No.:	**5379-017-020**

Map Stage: ☒ Tentative ☐ Initial ☒ 2nd Revision Received ☐ Amendment ☐ _ Revised

Proposal: **To create one multi-family lot with three detached condominiums on 0.42 net acres (0.47 gross acres).**

Location: **8822 Greenwood Avenue, San Gabriel, CA**

☐ **This application is deemed complete.**

☒ **This application is deemed incomplete.** This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.

☐ **This application is recommended for denial.**

TIME EXTENSION **12** Months

HOLDS:

☐ Drainage Concept	☐ Geologic Report	☐ Soils Report	☐ Sewer Area Study
☐ Traffic Study	☐ Fire Dept.	☐ Parks & Recreation	☒ Health Services
☒ Environmental	☒ General Plan	☐ Revised Slope Map	☐ Plan Amendment
☐ Zone Change	☐ CUP	☐ Oak Tree Permit	☒ CSD
☐ Proof of Legal Access	☒ Revised Tentative Map	☒ Revised Exhibit Map	☒ Revised Application
☒ Other: Will serve only lists one residence.	☒ Other: Infill Study		

☒ Reschedule for Subdivision Committee ☐ Schedule for Subdivision Committee Reports

☒ Resubmit **5 folded** copies of the Tentative and Exhibit Maps and a **cover letter** outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6433

☒ **HOLD** Planner: **Lynda Hikichi**
☐ Categorical Exemption ☐ Pending Initial Study review
☐ Negative Declaration ☐ Mitigated Negative Declaration
☐ Pending Draft EIR + Agency review

GENERAL PLAN

☒ **HOLD:** Maximum Density/Infill

Land Use Category (Land Use Element)

Countywide General Plan: **Low Density Residential (1-6 du/ac)**

Community or Specific Plan: **N/A**

☐ Altadena Community Plan	☐ Antelope Valley Area Plan	☐ Catalina Island Land Use Plan
☐ East Los Angeles Community Plan	☐ Hacienda Heights Community Plan	☐ Marina Del Rey Land Use Plan
☐ Rowland Heights Community Plan	☐ Santa Clarita Valley Area Plan	☐ Santa Monica Mtns. North Area Plan
☐ W. Athens - Westmont Community Plan	☐ Walnut Park Neighborhood Plan	☐

Maximum Density (not automatic): **2 units (Infill pending)** Proposed Density: **3 units**

Plan Highways: **N/A**

☐ Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.

SEA: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information _____

☐ Hillside Project (Land Use Element)

☐ Urban ☐ Non-Urban _____ % Open Space Requirement

☐ Submit a revised slope map and revised calculations

0-24.99% slope: _____ 25-49.99% slope: _____ 50% slope: _____

Low Density Threshold: _____ Midpoint Threshold: _____ Maximum Density: _____

Proposed Density: _____

Hillside CUP: ☐ Required ☐ Not required ☐ Not required: Building restriction on slopes >

Proposed Open Space: _____ Public parks _____ Private parks _____ Private yards

_____ Landscaped areas, slopes, walkways _____ Undisturbed natural

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☒ Infill Project (Land Use Element): Request increase by 1 land use category(ies).

Surrounding land use category: Category 1:1 – 6 du/ac Surrounding density: Info. required

Burden of Proof: ☐ Satisfactory. ☒ Additional information Need surrounding density info.

☐ Plan Amendment: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information _____

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: ☒ Pending ☐ Consistent ☐ Inconsistent

☒ HOLD: Provide Infill study within 500 feet radius of the subject parcel. See end of report.

ZONING

☒ **HOLD:** Subject to all guidelines and standards of the CSD.

Current Zoning: **R-A (Residential Agricultural Zone)**

☐ Zone Change Proposed Zoning: _____

Surrounding zoning: R-A all around; R-2, R-3, and C-1 to the east Surrounding land uses: Single-Family Residences

Burden of Proof: ☐ Satisfactory. ☐ Additional information _____

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

☐ Conditional use Permit:

☐ Submit a revised Exhibit A (6 copies) showing: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information _____

☐ _____

☐ Oak Tree Permit: _____ Proposed removals: _____ Proposed encroachments: _____

☐ Sent Oak Tree Report to Forester on: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information _____

☒ Community Standards District: East Pasadena-San Gabriel CSD

☒ Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

☒ Clarify if applicant is still pursuing a CSD modification. If not, applicant needs to withdraw the CSD Modification application. Staff will not support a CSD modification and recommends redesign to meet all guidelines and standards of the CSD.

IMPROVEMENTS

☐ **HOLD** _____

☐ Section 21.32.040: 20-acre parcels; No improvements required.

☐ Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).

☐ Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.

☐ Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.

☐ Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope ≤ 3%, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.

☐ Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: " Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards."

☐ _____

ACCESS

☐ **HOLD** _____

Primary access: Greenwood Avenue Secondary N/A

☐ Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.

☐ Provide proof of off-site access prior to tentative map approval and delineate on final map.

☐ Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.

☐ Tract/Parcel Map _____ must record first.

☐ A private driveway/ingress-egress easement is to be provided in lieu of required street access.

☒ Section 21.24.020: Single Means of Access

- ☒ Pavement width shall be ≥ 20 feet.
- ☐ Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
- ☐ If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
  - ☐ 25% if pavement width is ≥ 28 feet. ☐ 50% if pavement is < 28 feet.
- ☐ Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥ 64 feet and the restriction to a single means of access will be removed through future development.

☐ Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.

☐ Section 21.24.040: Modification to access requirement requested. ☐ Granted. ☐ Not granted.

☐ Provide tap street(s) to: _____

☐ _____

STREETS

☐ **HOLD**

☒ Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Greenwood Avenue

Sections 21.24.120 and 21.24.060: Private and future streets.

☐ Show the following street(s) as private & future streets on the final map:

_____

- ☐ Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
- ☐ Dedicate _____ feet additional future street right-of-way _____
- ☐ Provide for the ownership of the private and future streets:
  - ☐ Show lot lines to the centerline of the private and future streets.
  - ☐ Show the following streets as lots on the final map.
- ☐ Provide for the maintenance of the private and future streets by a:
  - ☐ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
  - ☐ Maintenance Agreement. Submit a copy to Planning prior to final map approval.

☐ Section 21.24.090: Right-of-way modification requested.
- ☐ Granted. Required width of _____ feet from centerline granted to _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
- ☐ Not granted.

☐ Section 21.24.090: Alternate cross section requested.
- ☐ Granted.
- ☐ Not granted because it would not be in keeping with the design of adjoining highways or streets.

☐ Section 21.24.100: Street grade is > 6%. Modification is requested.
- ☐ Modification granted for street grade to be > 6% but ≤ 10% on portions of the following streets, with final determinations made by DPW. _____
- ☐ Street grade modification granted to be > 10%, but not > _____ % on portions of the streets, with final determinations made by DPW. _____

☐ Section 21.24.150: For property abutting a major or secondary highway:
- ☐ Service road or local street is required.
- ☐ Alley is required instead of a service road or local street.
- ☐ Service road, local street, and alley requirement is waived.

☐ Section 21.24.160: Alley is required for multiple residential use, commercial use or _____

☐ Section 21.24.180. Turnarounds.
- ☐ Required at intermediate points on cul-de-sacs > 700 feet in length.
- ☐ Required on local streets where the distance between intersections is > 2,000 feet.
- ☐ Required at the end of stub or dead-end streets

☐ Section 21.24.190: Cul-de-sacs.
- ☐ Maximum of 500 feet in length for industrial or commercial uses.
- ☐ Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
- ☐ Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
- ☐ Maximum cul-de-sac length: _____
- ☐ Section 21.24.040: Modification to cul-de-sac requirements requested.
  - ☐ Granted. Modify length to: _____ ☐ Not granted.

☐ Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each block > 700 feet in length.

☐ Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the public highway to the boundary of the subdivision.

☐ Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.

☐ Section 21.24.400: Street improvement required for existing road with insufficient improvements.

☐ Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.

☐ Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft^2 and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.

☐ Section 21.32.150: Waive street lights since lots are ≥ 40,000 sq ft. _____

☒ Section 21.32.160: Street tree planting required.

☐ Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.

☐ Section 21.32.190: Waive sidewalks since lots are ≥ 15,000 sq ft. _____

☐ Section 21.32.200: Pay major thoroughfare and bridge fees: _____

☐ Section 21.32.400: Pay drainage facilities fees: _____

☐ Prepare a feasibility study to Public Works' satisfaction for: _____

☐ Dedicate/offer vehicular access rights on: _____

☐ Dedicate/offer complete access rights + construct a wall ☐ D-65 ☐ Slough on: _____

☒ Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

☒ **HOLD**

☒ Show the driveway system and paving widths on the tentative map.

☒ Construct or bond with Public Works for driveway paving as shown on the tentative map.

☒ Label the driveway as "Private Driveway Fire Lane" on the final map.

☒ Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.

☒ Provide for maintenance of the common driveway by a:

- ☒ Homeowners Association.
- ☐ Maintenance Agreement.
- ☐ Other: _____

☐ Provide reciprocal easements over _____

☐ Show lot lines to the _____

☐ Show as lot(s) on final map.

☐ _____

LOT/BUILDING DESIGN

☒ **HOLD:** CSD Compliance

☒ Section 22.52.043: 50 ft minimum average lot width. Minimum 70 feet per CSD

☐ Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7000 sq ft & located in Lancaster District 31 or Palmdale District 54. _____

☒ Section 21.24.300: Provide street frontage ≥ average lot width. Minimum 70 feet per CSD

☐ Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles. _____

☐ Section 21.24.040: Modification to frontage requirements requested. ☐ Granted. ☐ Not granted.

☐ Section 21.24.320: Eliminate the flag lots: _____

☐ Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum grade.

Section 21.24.260: Reduced lot area and/or width requested for hillside development.

- ☐ Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
  - ☐ If zoning < 10,000 ft^2: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
  - ☐ If 10,000 ft^2 < 15,000 ft^2: Minimum area: 70% of required area. Minimum average width: 60 feet.
  - ☐ If 15,000 ft^2 < 30,000 ft^2: Minimum area: 70% of required area. Minimum average width: 80 feet.
  - ☐ If ≥ 30,000 ft^2: Minimum area 65% of required area. Minimum average width: 100 feet.
- ☐ Not granted.

☐ Section 21.24.310. Eliminate the acute angle point on lots: _____

☐ Permission is granted to adjust lot lines to Regional Planning satisfaction.

☒ Provide evidence that each lot meets zoning requirements. CSD Conformance Exhibit

☒ Show the setbacks on the Exhibit map. Provide front, side, and rear yard setbacks.

☐ Setback modification requested.

- ☐ Granted. _____ yard setback is modified to: _____
- ☐ Not granted.

☐ Existing structure(s) shown on lot(s) _____ to remain. Their continued existence at the location is in conformance with the requirements of the Zoning Ordinance.

☒ Existing structure(s) shown on lot(s) 1 to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval. A demolition permit is required for each residence.

☒ Provide two sets of floor plans and elevations for all proposed dwelling units and structures.

OPEN SPACE

☐ **HOLD** _____
☐ Dedicate construction rights. _____
☐ Provide for ownership and maintenance by a:
  ☐ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
  ☐ Other: _____
☐ Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
☐ Number as lots on the final map.
☐ Provide a minimum of 15 feet of access to each lot. _____
☐ _____

DEDICATIONS

☐ Section 21.28.080: Dedicate easements for: _____
☐ Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
☐ Section 21.28.100: Dedicate right-of-way for required drainage channel.
☐ Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
☐ Dedicate secondary residential construction rights over lots having twice the required area. _____

PARKS

☐ **HOLD** _____
☐ Section 21.24.340: Park space obligation.
☐ Sections 21.24.350 and 21.28.120: Local park sites.
☐ Section 21.28.130: Private parks.
☐ Section 21.28.140: Park fees.
☐ Trail requirements. _____

OTHER REQUIREMENTS/COMMENTS

☒ **HOLD: CSD Requirements**
☒ Meet requirements of the zone, Subdivision Ordinance **Green Building Program (Green Building, Drought-Tolerant, and LID) and East Pasadena-San Gabriel CSD**
☐ Withdraw and cancel tract/parcel map _____
☐ Section 21.38.010 through 21.38.080: Vesting tentative map.
☐ Property line returns.
☐ Final parcel map waiver requested. ☐ Granted. ☐ Not granted.
☒ California Department of Fish and Game impacts. The project: **TBD**
  ☐ Has no effect on fish and wildlife. A $25 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152.
  ☐ Does not have no effect on fish and wildlife. A fee of **TBD** to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
☐ Submit Affidavit of Acceptance subsequent to Conditional Use Permit approval.
☐ Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
☒ Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
☐ Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
☐ Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
☐ Provide slope planting and an irrigation system as required in the grading ordinance.
☒ Section 21.32.195: Plant one tree in the front yard of each residential lot.
☐ The design of the subdivision provides for future passive or natural heating or cooling opportunities.
☐ The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
☒ Two additional trees are recommended; thus one tree for each condo unit.

RESIDENTIAL PLANNED DEVELOPMENT

☐ **HOLD** _____
☐ Waive the requirement for street frontage. _____
☐ Conform to the minimum average lot width requirement approved by the CUP. _____
☐ Conform to the minimum street frontage requirement approved by the CUP. _____
☐ Conform to the lot area requirements approved by the CUP. _____
☐ Provide for the maintenance of the common areas by the Homeowners Association (HOA).
☐ Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
☐ Dedicate construction rights over the common lots. _____

LEASE PROJECTS/LOTS

☐ **HOLD** _____
☐ This project is approved as a lease project for _____ residential/commercial buildings.
☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
☐ Place a note on the final map that lot _____ is a lease project _____
☐ Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of ≥ ¼" in height on the final
☐ Record separate final maps.
☐ _____

MOBILEHOME SUBDIVISIONS

☐ **HOLD** _____
☐ This project is approved as a mobilehome project for _____ mobilehomes.
☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
☐ Place a note on the final map that lot _____ is a mobilehome project for _____
☐ Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters ≥ ¼" in height on final map.
☐ _____

STANDARD CONDOMINIUM CONDITIONS

☒ **HOLD** **Meet requirements of 66427.1 of Subdivisions Map Act / Submit a separate Exhibit Map**
☒ New Condominiums: **(3)** ☐ Condominium Conversion
☒ Section 21.16.015: Depict condominium footprints and driveways/access on an **Exhibit Map**.
☒ Provide for the maintenance of the common areas by a Homeowners Association.
☒ Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
☒ Provide the standard note on the final map.
☐ Provide the commercial note on the final map.
☐ For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map Act):
  ☐ Verification that each tenant has received written notification of the intent to convert at least 60 days prior to the filing of the tentative map.
  ☐ Provide tenants with written notification 10 days prior to map recordation that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report to be available on request. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
  ☐ Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
☐ Standard condominium conversion ordinance requirements.
☒ Record a separate final map over the condominium project.
☐ _____

PROJECT HOLDS

A. Tentative Map

1. **Add "0" in front of the map number.**
2. **The lot length is shown as 270.25 feet on the Assessor's map. The map depicts this length as 270.39 feet. Clarify the discrepancy.**
3. **The tentative map should only depict existing and proposed lot lines, existing structures/oak trees, and proposed driveways. Do not show the building pad locations on the tentative map.**
4. **Label/show Greenwood Avenue on the Vicinity Map.**
5. **The legal description under the map title and the verbiage under the "Legal Description" are inconsistent. Ensure to provide the accurate legal description on the maps/exhibits.**
6. **Under the Project Information, list the East Pasadena-San Gabriel CSD and provide the existing and proposed Land Use category.**
7. **The gross acre information is inconsistent. Gross area shall be calculated from the rear lot line to the center line of the right of way (Greenwood Avenue).**
8. **Under the Floor Area in the Project Information, units 2 and 3 have a total floor area of 2000. However, adding the first floor of 1005 sq. ft. and the second floor of 955 sq. ft. totals 1960 sq. ft. Clarify the discrepancies.**
9. **Clearly depict the private driveway and fire lane on the map. The end of the private driveway and fire lane is not clearly delineated on the map. The arrow delineating the private driveway and fire lane on the map extends into the landscaping area.**

B. Exhibit Map & CSD Exhibit

1. **The front yard average calculation shows an average of 31 ft. 1 in. but the exhibit map and the site plan shows a front yard setback of 30 ft. A portion of the front condo unit encroaches into the new front yard setback. Ensure the proposed buildings meet the new front yard average setback.**
2. **Clearly depict the driveways to the three garages. Ensure the driveways in front of the garages, from the garage door to the edge of the private driveway/fire lane, meet the gray zone. The gray zone shall be ≤ 5 feet or ≥ 18 feet. The gray zone for the three garages measures 4 feet on the site plan but 6 feet on the exhibit map. Ensure the measurements and depictions are accurate, consistent, and drawn to scale on the tentative map, exhibit map, CSD Exhibit, site plan, floor plan, elevations, etc.**
3. **Provide a five feet landscaped buffer between the proposed private driveway/fire lane and the property line.**
4. **The existing 6 ft. wall is proposed to be demolished on the maps but Section B shows this wall to remain. Clarify the discrepancies. Provide elevations of all existing fences and walls. Fences/walls within the required front yard shall not exceed 3.5 feet, and within the side and rear yards shall not exceed 6 feet.**
5. **Clearly label/depict and provide the height of any walls/fences proposed around the condo units, landscaped areas, etc. Staff does not recommend walling/gating up to the edge of the fire lane or turnaround. Provide elevations of the proposed walls/fences.**
6. **Add a wall/fence graphic to the legend.**
7. **Clearly label/depict the porches. Unable to decipher the exact location/size of the porches.**
8. **The existing single family residences proposed to be demolished on the maps and site plan but Section B depicts "Portion of Ex. House to Remain." Ensure all depictions/dimensions are accurate and consistent.**
9. **The vehicular backup space on the map is depicted as 26 feet but shown as 24 feet on the site plan. Clarify the discrepancy.**
10. **The building distance between units 1 and 2 measures 37.5 feet on the map but is depicted as 40 feet on the site plan. The building distance between units 2 and 3 measures 30 feet is depicted as 30 feet but measures 28 feet on the site plan. Clarify the discrepancies.**
11. **Based on the lot width of 72.5 ft., a side yard setback of 7 ft. 3 in. (7.25 ft) is required. The tentative map shows a side yard setback of 7.22 ft. and the site plan shows a side yard setback of 7 feet. Ensure the proposed buildings meet the minimum side yard setback of 7 ft. 3 in. (7.25 ft.).**
12. **The site plan depicts trash enclosures within the side yard setback. Trash enclosures shall meet the required side yard setback of 7 ft. 3 in.**
13. **Water meters are proposed within the front yard setback/highway dedication area. You will need to check with the Department of Public Works regarding the location of the water meters.**
14. **A sump pump is proposed within the rear yard setback. You will need to check with the Department of Public Works regarding the location of the sump pump.**
15. **Applicant is advised that the project will be subject to the guidelines and standards of the Healthy Design Ordinance upon adoption. Please review the Healthy Design Ordinance at: http://planning.lacounty.gov/hdo.**

C. CSD

1. **The conformance of the East Pasadena-East San Gabriel CSD may be shown on the Exhibit Map or a separate CSD Exhibit showing conformance may be submitted.**
2. **Ensure the project meets the new front yard average setback.**
3. **Ensure the project meets the side and the rear yard setbacks.**
4. **Ensure the project meets the height requirements. Per the CSD, at five feet from the side property line, the maximum height of the structure shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.**
5. **A minimum 50% front yard softscape landscaping is required. Provide the front yard landscaping calculations.**
6. **Ensure to provide the gross structural area (GSA) and lot coverage calculations.**

D. Application

1. **Submit two sets of floor plans and elevations for the proposed 3-unit condominium project.**
2. **Provide elevations for the existing and proposed fences/walls (2 sets).**
3. **Provide a copy of the recorded grant deed.**
4. **Our records indicate MBB is the record owner. However, Sharon Dye signed the application as owner/applicant. Provide a copy of the articles of incorporation and list of officers authorized to sign as the record owner.**
5. **Provide copies of the building description blanks from the local Assessor's office.**
6. **The project is subject to the Green Building Program (Green Building, Drought-Tolerant Landscaping, and Low Impact Development ordinances).**

E. Infill

1. **The Infill Burden of Proof is insufficient. Submit the following: (1) revised burden of proof and (2) a 500-foot radius map drawn to scale (1" = 100') indicating the existing densities (number of units per gross acre) on all lots within the 500' radius from the subject property's outer boundaries. Use the gross area of a lot (measuring from the centerline of a street) when calculating the density.**

NOTE: Only complete submittals shall be accepted. Incomplete submittals will not be processed and will be disposed. Next submittal includes 5 folded copies of tentative map and exhibit map; and one cover letter describing all changes made to the map.

PUBLIC HEARING ☐ Hearing Officer ☐ Regional Planning Commission

Newspaper: _____

Library: _____

COMMUNITY STANDARDS DISTRICTS (CSD)

☒ **HOLD:** Subject to all guidelines and standards of the CSD.

☐ Section 22.44.112: East Compton	☐ Section 22.44.113: Agua Dulce
☐ Section 22.44.114: Walnut Park	☐ Section 22.44.118: East Los Angeles
☐ Section 22.44.119: Topanga Canyon	☐ Section 22.44.120: West Athens-Westmont
☐ Section 22.44.121: Twin Lakes	☐ Section 22.44.122: Leona Valley
☐ Section 22.44.123: Malibou Lake	☐ Section 22.44.125: Willowbrook
☐ Section 22.44.126: Acton	☐ Section 22.44.127: Altadena
☐ Section 22.44.130: West Rancho Dominguez-Victoria	☐ Section 22.44.131: South San Gabriel
☐ Section 22.44.132: Rowland Heights	☐ Section 22.44.133: Santa Monica Mtns North Area
☒ Section 22.44.135: East Pasadena-San Gabriel	☐ Section 22.44.136: Avocado Heights
☐ Section 22.44.137: Castaic Area	☐ Section 22.44.138: Florence-Firestone

☐ **TOWN COUNCIL**

_____

_____

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 70582 (Rev.) TENTATIVE MAP DATED 06-20-2012
EXHIBIT MAP DATED 06-20-2012

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

(1) As previously requested, provide off-site easements/covenants to the satisfaction of Public Works. Please see attached Road review sheet (Comment 1) for requirements.

(2) Provide a "Will Serve Letter" from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comments 1) for requirements.

(3) A revised tentative map and a revised exhibit map are required to show the following additional items:

a. Please see attached Road review sheet (Comment 2) for requirements.

b. Please see attached Sewer review sheet (Comment 2) for requirements.

HCW

Prepared by John Chin Phone (626) 458-4918 Date 07-17-2012
pm70582L-rev2.doc

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide the necessary off-site easements/covenants to allow for the construction of the necessary off-site grading, curb and sidewalk transitions, and driveway reconstruction (to ADA standards) on Greenwood Avenue in the vicinity of the westerly property line, to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements/covenants.

2. A revised tentative map is required to address the following items:

   a. As previously requested, accurately show and label the existing inverted shoulder (which includes showing the existing flowline) on Greenwood Avenue east of the property. It is unclear if the variable dimensions shown are to the flowline or the back of the inverted shoulder.

   b. As previously requested, revise the Typical Section of Greenwood Avenue to accurately show, dimension, and label all existing and proposed improvements including curbs, gutters, sidewalks, and right of way lines on both sides of Greenwood Avenue fronting the property. Specifically, correctly show and label the existing curb and gutter on the north side (curb and gutter currently exists on the north side) and accurately label the sidewalk on the north side as future sidewalk.

   c. As previously requested, show an adequate curb transition from the existing curb (15 feet from centerline) on the west of the property to the proposed curb (20 feet from centerline) fronting the property. The transition length will be based on an adequate drop in the flow line elevation which must be analyzed. The driveway serving the adjacent property to the west will need to be reconstructed to accommodate an adequate curb transition. The reconstruction of this driveway shall meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. Adequate offsite easements/covenants must be obtained from the adjacent property owner to construct these improvements. (see comment 1 above).

   d. As previously requested, show and label the existing driveway apron for the adjacent property to the east.

   e. As previously requested, label the proposed disposition of the existing trees

fronting the adjacent property to the east. It appears that there are trees that will need to be removed as part of the proposed curb transition.

MD Prepared by Matthew Dubiel Phone (626) 458-4921 Date 07-16-2012
PM 070582r-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

PARCEL MAP NO. 070582 (Rev.)

TENTATIVE MAP DATED 06-20-2012
EXHIBIT MAP DATED 06-20-2012

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

(1) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.

(2) A revised tentative map and a revised exhibit map are required to show the following additional items:

- Show how each building is served by public sewer. 8 inch mainline sewer with a separate 4 inch house lateral for each building or one house lateral connection per building with 2% minimum grade to the existing public sewer.

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 07-16-2012
pm70582s-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 70582 (Rev.) TENTATIVE MAP DATED 06-20-2012
EXHIBIT MAP DATED 06-20-2012

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by John Chin Phone (626) 458-4918 Date 07-17-2012
pm70582L-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 70582 (Rev.) TENTATIVE MAP DATED 06-20-2012
EXHIBIT MAP DATED 06-20-2012

The following reports consisting of ___ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. 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.

6. Quitclaim or relocate easements running through proposed structures.

7. 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.

8. Prior to final approval of the 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.

11. Remove existing buildings or portion of existing buildings as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office.

12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

HW

Prepared by John Chin Phone (626) 458-4918 Date 07-17-2012

pm70582L-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO.: 70582

TENTATIVE MAP DATE: 6/20/2012
EXHIBIT MAP DATE: 6/20/2012

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 2/09/09 to the satisfaction of the Department of Public Works.

Name Christopher Sheppard Date 07/10/2012 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 70582
SUBDIVIDER MBB Investments, LP
ENGINEER Tritech Associates, Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 6/20/12
LOCATION San Gabriel
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does ***not*** need to be reviewed by GMED.
- A soils engineering report may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 7-9-12 is attached.

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

Reviewed by _____ Date July 9, 2012
Karin Burger

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA LX001129
Sheet 1 of 1

DISTRIBUTION:
____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Tentative Parcel Map	70582
Location	Greenwood Avenue, San Gabriel
Developer/Owner	MBB Investments, LP
Engineer/Architect	Tritech Associates, Inc.
Soils Engineer	---
Geologist	---

Review of:

Tentative Parcel Map and Exhibit Dated by Processing Center **6/20/12 (rev.)**
Previous Review Sheet Dated 4/9/09

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: ***http://dpw.lacounty.gov/gmed/Manual.pdf***
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2949
Exp. 6-30-13
GEOTECHNICAL
STATE OF CALIFORNIA

Prepared by _____ Date 7/9/12

Please complete a Customer Service Survey at http://dpw.lacounty.gov/gmed/survey.
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.
P:\gmepub\Soils Review\Jeremy\PR 70582, Greenwood Avenue, San Gabriel, TPM-A_3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 70582 Rev2 TENTATIVE MAP DATED 06-20-2012

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:

1. Provide approval of:

   a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. 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, SUSMP and LID devices (if applicable), 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.

3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Tony Hui Date 07/17/2012 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\70582Rev2..doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 070582 (Rev.)

TENTATIVE MAP DATED 06-20-2012
EXHIBIT MAP DATED 06-20-2012

PRELIMINARY CONDITIONS:

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

1. Dedicate right of way 30 feet from centerline on Greenwood Avenue. Five feet of additional right of way is required beyond the existing right of way line.

2. Construct curb, gutter, base, pavement, and sidewalk (5 foot adjacent to the curb) 20 feet from centerline on Greenwood Avenue. Additional sidewalk pop-outs in the vicinity of any above ground utilities or obstructions will be necessary to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. Relocate any affected utilities.

3. Construct adequate curb, gutter, base and sidewalk transitions in the vicinity of the easterly and westerly property lines on Greenwood Avenue to the satisfaction of Public Works. Reconstruction of the driveway serving the adjacent property to the west will be necessary to accommodate an adequate curb transition. The reconstruction of this driveway shall meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. Relocate any affected utilities. Relocate or remove any affected trees.

4. Provide the necessary off-site easements/covenants to allow for the construction of the necessary off-site grading, curb and sidewalk transitions, and driveway reconstruction (to ADA standards) on Greenwood Avenue in the vicinity of the property lines, to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements/covenants.

5. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Greenwood Avenue.

6. Construct all driveway approaches to the satisfaction of Public Works.

7. Construct all curb drains and/or parkway drains to the satisfaction of Public Works.

8. Plant street trees along property frontage on Greenwood Avenue to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.

9. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on Greenwood Avenue to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as

soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division to allow the maximum time for processing and approval. For additional information, please contact the Street Lighting Section at (626) 300-4726.

b. The proposed development is within an existing Lighting District. Upon tentative parcel map approval, the applicant shall comply with the conditions of acceptance listed below in order for the Lighting Districts to pay for the future operation and maintenance of the street lights.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

10. A deposit is required to review documents and plans for final map clearance.

11. Repair any damaged improvements during construction along the property frontage on Greenwood Avenue to the satisfaction of Public Works.

12. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

MD Prepared by Matthew Dubiel Phone (626) 458-4921 Date 07-16-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 70582 (Rev.)

TENTATIVE MAP DATED 06-20-2012
EXHIBIT MAP DATED 06-20-2012

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. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.

3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

5. Install a separate water irrigation systems for recycled water use per landscape plans.

6. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.

7. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 07-12-2012

pm70582w-rev2.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 70582 Map Date June 20, 2012 - Ex. A

C.U.P. _____ Map Grid 0170A

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881–2404.

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

Comments: **Access is adequate as shown on the Exhibit Map. The Fire Department recommends clearance of this Tentative Map.**

By Inspector: *Juan C. Padilla* Date July 17, 2012

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 70582 Tentative Map Date June 20, 2012 - Ex. A

Revised Report _____

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☐ The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of __ hours, over and above maximum daily domestic demand. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☐ Fire hydrant requirements are as follows:

Install ____ public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☐ All hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☐ Location: As per map on file with the office.
☐ Other location: ____

☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per Pasadena Water and Power fire flow test conducted on 02-26-09, the existing fire hydrants are adequate.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector *Juan C. Padilla* Date July 17, 2012

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **70582**	DRP Map Date: **06/20/2012**	SCM Date: **07/26/2012**	Report Date: **07/19/2012**
Park Planning Area # **42**	**WEST SAN GABRIEL VALLEY**		Map Type: **REV. (REV RECD)**

Total Units **3** = Proposed Units **0** + Exempt Units **3**

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.

Park land obligation in acres or in-lieu fees:

ACRES:	**0.00**
IN-LIEU FEES:	**$0**

Conditions of the map approval:

The park obligation for this development will be met by:

Trails:

No trails.

Comments:

No in-lieu fees are due because three (3) existing single-family dwellings are proposed to be demolished and replaced with three (3) new detached dwellings; no net increase in units.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber

James Barber, Land Acquisition & Development Section

Supv D 5th
July 11, 2012 11:02:32
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **70582**	DRP Map Date: **06/20/2012**	SMC Date: **07/26/2012**	Report Date: **07/19/2012**
Park Planning Area # **42**	**WEST SAN GABRIEL VALLEY**		Map Type: **REV. (REV RECD)**

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

(P)eople x (0.003) 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 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

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 **3** = Proposed Units **0** + Exempt Units **3**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	0	0.00
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			**3**	
			Total Acre Obligation =	**0.00**

Park Planning Area = **42 WEST SAN GABRIEL VALLEY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	$430,360	**$0**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	**0.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
0.00	0.00	0.00	0.00	$430,360	**$0**

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COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

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Director of Environmental Protection Bureau

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Parcel Map No. 070582

Vicinity: San Gabriel

Tentative Parcel Map Date: June 20, 2012 (2nd Revision)

The Los Angeles County Department of Public Health cannot recommend approval of **Tentative Parcel Map 070582** until the requirements listed on the attached reports have been satisfied:

Requested documents shall be submitted directly to:

County of Los Angeles Department of Public Health
Environmental Health Division – Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423
Attn: Ken Habaradas
E-mail: khabaradas@ph.lacounty.gov

Prepared by: Ken Habaradas KH Phone No: (626) 430-5382 Date: July 13, 2012

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: July 13, 2012

Map No. PM 070582

Map Date: June 20, 2012

The Drinking Water Program cannot recommend approval of this map until the following requirement has been satisfied:

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1. Provide a letter from the Pasadena Water Company indicating that the company is willing to provide potable water connection and service to the proposed subdivision.

For questions regarding the above requirement, please contact Richard Lavin at (626) 430-5420.