



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

PROJECT NUMBER

R2014-01529

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. PM072916
Zone Change No. RZCT201400008
Conditional Use Permit No. RCUPT201400062
Parking Permit No. RPKPT201400006
Environmental Assessment No. RENV201400121

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

ROWLAND RANCH PROPERTIES, LLC (c/o Rex V. Conde, Applicant Parallax Investment Corp. c/o Owen Lawson)

MAP/EXHIBIT DATE:

05/28/14

SCM REPORT DATE:

06/26/14

SCM DATE:

07/10/14

PROJECT OVERVIEW

The applicant proposes to create two (2) commercial lots from 1 existing lot on a 14.85-acre site requiring a zone change for mixed use development consisting of two hotels and commercial retail and restaurant units for condominium purposes.

Subdivision: To create 1 commercial lot and 1 multicommercial lot with 103 attached condominium units in 4 separate, detached buildings.

Zone Change: To change the existing Zone M-1.5-BE to the Zone C-3-DP.

CUP: For onsite grading in excess of 100,000 cubic yards; Development Program zone; a commercial center of three or more businesses, alcoholic beverage sales for on-site consumption.

Parking Permit: To allow less than the required one or more automobile parking spaces for each three persons based on the occupant load as determined by the county engineer to promote efficient land use by allowing the dual or shared use of parking facilities by uses and to allow tandem parking for nonresidential uses.

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit "A" Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee):

LOCATION

18800 Gale Avenue, Rowland Heights, CA

ACCESS

Gale Avenue

ASSESSORS PARCEL NUMBER(S)

8264021020
8264021027

SITE AREA

14..85 acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

PUENTE

SUP DISTRICT

4th

LAND USE DESIGNATION

I – Industrial (14.85 acres)

ZONE

M-1.5-BE

CSD

ROWLAND HEIGHTS

PROPOSED UNITS

(DU)

N/A

MAX DENSITY/UNITS

(DU)

N/A

GRADING, CUBIC YARDS

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

151,264 cubic yards cut, 119,275 cubic yards fill, 31.989 cubic yards export of-site. 270,539 cubic yards total.

ENVIRONMENTAL DETERMINATION (CEQA)

Pending review.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Sheela Kleinknecht (213) 351-5121 smathai@parks.lacounty.gov
Public Health	Hold	Michele Tsiebos (626)430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: Reschedule for Subdivision Committee Meeting:
Exhibit Map/Exhibit "A" Revision Required: Reschedule for Subdivision Committee Reports Only:
Revised Application Required: Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Redesign facades to meet community standards district requirements and incorporate more pedestrian-friendly design features. Clarify the number of condominium units. Please read below for further details.

Land Use Policy:

Clear Hold

1. The proposed development should be shown to be compatible with Plan policies related to:
 - a. Land Use Goal 5 – Beautify commercial areas and highways. Add street trees to your exhibit map and exhibit 'A'.
 - b. Land Use Goal 7 – expand bikeways. While bikeways are not a part of this project, they may expand to allow access to this area. Highlight the pedestrian features by relocating vehicle parking behind the project buildings and include required short term and long term bicycle parking.
 - c. Land Use Policy 7.g.2 – minimize grading. Maximize retention of natural topography to present a rounded or undulating appearance. Please indicate where cut is being exported to. A haul route and separate conditions use permit may be required for a grading project, off-site transport.
 - d. Land Use Policy 7.m – underground utilities.
 - e. Land Use Policy 8 – encourage the beautification of new commercial areas by completing the landscaping of public rights-of-way minimum 10 feet landscaping along street frontage including plants, landscaped berms or a combination, capable of screening up to 42 inches tall. Landscape a minimum of 5% of the parking lot. Provide calculation table to evidence and show the 42 inch tall screening.
 - f. Show one street frontage sign for all businesses on each lot in your exhibit 'A'.

Tentative Map:

Clear Hold

2. Ensure that all common pedestrian walkways and driveways have easements.
3. Please note source of water supply, utilities.
4. Show existing development, if any, including walls and applicable building permits. Indicate "to be removed", if applicable.
5. Show scaled cross sections. Label "private drive and fire lane".
6. Show a more direct pedestrian walkway, or paseo route, connecting structures and common areas with the streets.

Exhibit Map:

Clear Hold

7. Show scaled cross sections. Label "private drive and fire lane".
8. Ensure that all common pedestrian walkways and driveways have easements. Emphasize pedestrian connections to structures from the street.
9. Number each condominium unit.
10. Create a separate exhibit for the sign program for the commercial center consisting of more than three businesses prior to final map recordation.
11. In addition to the 5% landscaping for the parking lot, show a minimum of 10% of the net lot area landscaped including 24-inch and 36-inch box trees, 5 and 15 gallon-size shrubs, and ground cover.
12. Prior to final map recordation, show in CC&Rs provisions for maintaining landscaping with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.
13. Show lot coverage of structures to be less than 40% pursuant to the community standard.
14. Ensure appropriate architectural features are met for facades that face the street. Materials or designs that are distinguishable from the rest of the façade are required.
15. The building footprints and common area improvements on the Exhibit Map should emphasize a more direct pedestrian walkway, or paseo route, connecting structures and common areas with the streets..
16. Depiction of street tree plantings is also recommended but not required until the final map stage.

Exhibit "A":

Clear Hold

17. Create a separate exhibit for the sign program for the commercial center consisting of more than three businesses prior to final map recordation.
18. In addition to the 5% landscaping for the parking lot, show a minimum of 10% of the net lot area landscaped including 24-inch and 36-inch box trees, 5 and 15 gallon-size shrubs, and ground cover.
19. Prior to final map recordation, show in CC&Rs provisions for maintaining landscaping with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.
20. Show lot coverage of structures to be less than 40% pursuant to the community standard.
21. Ensure appropriate architectural features are met for facades that face the street. Materials or designs that are distinguishable from the rest of the façade are required.
22. Indicate location of grading export.

Zone Change:

Clear Hold

23. Ensure community standards requirements are met. Include a progress schedule, which shall indicate all phases of development and indicate the sequence and time period within which the improvements described will be made.
24. A covenant in lieu of parcel map will be required for maintaining two separate hotel buildings on one lot.

Conditional Use Permit:

Clear Hold

25. By written letter to Michele Bush of the Zoning Permits section, formally withdraw the previous CUP.
26. Indicate location of grading export.

Parking Permit:

Clear Hold

27. Obtain occupant load determinations for the project from the County of Los Angeles Department of Public Works, Building and Safety Division Engineer.
Hotel meeting rooms, common areas, banquet halls, ballrooms, kitchens and main and/or congregate/assembly entertainment, dining areas.
Restaurants.
28. You may be eligible for vehicle parking reduction if providing more than the minimum bicycle parking.

Environmental Determination:

Clear Hold

29. Spring survey is required or schedule construction outside of the bird nesting season.
30. The drainage course observed at the northern boundary and tributary in the northeast corner of the property requires a notification package be prepared for CDFW and USACE prior to work there.
31. Please refer to the County biologist's preliminary review comments provided during the One-Stop meeting on 01-30-2014, attached. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Community Standards District:

32. Create a separate exhibit for the sign program for the commercial center consisting of more than three businesses prior to final map recordation.
33. In addition to the 5% landscaping for the parking lot, show a minimum of 10% of the net lot area landscaped including 24-inch and 36-inch box trees, 5 and 15 gallon-size shrubs, and ground cover.
34. Show lot coverage of structures to be less than 40%.
35. Ensure appropriate architectural features are met for facades that face the street. Materials or designs that are distinguishable from the rest of the façade are required.
36. Create a separate exhibit for the sign program for the commercial center consisting of more than three businesses prior to final map recordation.

Healthy Design Ordinance ("HDO"):

Clear Hold

37. Bicycle parking required. You may be eligible for vehicle parking reduction if providing more than the minimum bicycle parking.
38. Ensure that all common pedestrian walkways and driveways have easements. Emphasize pedestrian connections to structures from the street.
39. Show scaled cross sections of existing and proposed highways, parkways, streets, drives, fire lanes and alleys.

Administrative/Other:

Clear Hold

40. Update articles of incorporation for agent for service of process or submit letter of authorization signed by current agent for service of process.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- *A completed and signed Land Division application*
- *A signed and dated cover letter describing all changes made to the map*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3rd revision and thereafter)*
- *Any other additional materials requested by the case planner*

NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.