



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 23, 2016

TO: Stephanie Pincetl, Chair  
Doug Smith, Vice Chair  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

FROM: Marie Pavlovic  
Land Divisions Section

SUBJECT: **Project No. R2013-02483-(5)**  
**Tentative Parcel Map No. PM073139**  
**RPC Meeting: February 23, 2016**  
**Agenda Item: 7**

The above-mentioned item is a request to create two single-family lots in Hacienda Heights.

Please find enclosed written correspondence for the above referenced item that was received on February 22, 2016 as well as Public Works' revised report.

If you need further information, please contact Marie Pavlovic at (213) 974-6433 or mpavlovic@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

KKS:mp

Enclosure(s):  Constituent Correspondence  
Public Works' revised report.

**From:** [Marc Beauregard](#)  
**To:** [Marie A. Pavlovic](#)  
**Subject:** R2014-02978, PM073139  
**Date:** Monday, February 22, 2016 7:36:34 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.jpg](#)

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I recently called your office about this matter. As the oldest resident of the street (Parents bought the House in March 1959) my father and I have been the primary street maintenance for all those years. With a poorly designed Freeway exit ( 60 Fwy) our little street has endured much too much unwanted extra Vehicles which has hastened the killing of our street. The last three house sold on the street are now rented with multiple residence and extra Vehicles, (which has also meant more wear and tear on our private street)

So when it became clear that this project is going to cause additional damage to the street first with the demo, then building of Two new residences which will add more cars.....Nope! I have spoken to the Residence Homeowners who agree that the street cannot take any additional strain. So as for granting permission to go forward with any Demo and Construction of new Homes the majority of the Owner Residence is NO on the proposed splitting of the property.

Now If the New Owner of the property 1349 Galemont goes forward with a complete repaving of the street from Three Palms too the 60 Fwy , Only Prior to anything else being done about the Property then and only then would the residence allow the subdivision of the for mentioned property to go forward. This would benefit all parties involved, there would be more traffic and wear and tear of the street. And the new property owner will have a much better position to sell the Homes when they are completed with a completely finished Paved Street.

So to Recap.....NO unless the street is repaved prior to any work being done on the property! If the Street is Repaved then Yes to the Subdivision.

Marc Beauregard  
1333 Galemont Ave  
(626) 968-3606

2<sup>nd</sup> Email attached Photos of the Street.

**Marc Beauregard**  
**Sr. Parking Representative**  
UCI Transportation and Distribution Services  
200 Public Services Building, Irvine, CA 92697 - Zot: 4525  
Phone: 949.824.5951 Fax: 949.824.2387

[www.parking.uci.edu](http://www.parking.uci.edu)  





**From:** [Aissa Carrillo](#)  
**To:** [Marie A. Pavlovic](#); [Hank Jong](#)  
**Cc:** [Henry Wong](#); [Matthew Dubiel](#)  
**Subject:** Revised PM 073139-Rev2-Rev"d 01-20-2016 (Map Dated 10-27-2015)  
**Date:** Wednesday, January 20, 2016 10:29:48 AM  
**Attachments:** [pm073139-rev2-rev"d01-20-2016.pdf](#)

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To: Marie Pavlovic

Department of Regional Planning

EGL Associates, Inc.

Contact

Good morning,

Attached is the revised pdf for PM 073139-Rev2 (Map Dated 10-27-2015):

Public Works **has no holds** for this project. Therefore, we recommend approval to the Advisory Agency (AA) and consider it complete to go to Public Hearing.

Thank you,

Aissa Carrillo

Land Development Division

Department of Public Works

County of Los Angeles

[aicarrillo@dpw.lacounty.gov](mailto:aicarrillo@dpw.lacounty.gov)

(626) 458-3126

The following reports consisting of 10 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. 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.

7. Delineate proof of access to a public street on the final map.
8. If applicable, quitclaim or relocate easements running through proposed structures.
9. Extend lot lines to the center of Private Street.
10. Grant ingress/egress and utility easements to the public over the private street.
11. Remove existing house and garage as shown on the tentative map prior to final map approval. Demolition permits and final sign-off 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 Aissa Carrillo  
pm73139L-rev2-rev'd01-20-2016.doc  
<http://planning.lacounty.gov/case/view/pm073139/>

Phone (626) 458-3126

Date Rev. 01-20-2016



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

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

TRACT NO.: 073139

TENTATIVE MAP DATE: 10/27/2015  
EXHIBIT MAP DATE: 10/27/2015

**HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

Approval to drainage is recommended with no drainage conditions.

**Prior to Building Permit:**

1. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at [http://dpw.lacounty.gov/wmd/LA\\_County\\_LID\\_Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf)
2. Prior to issuance of building permits, comply with the requirements of the Drainage Concept/Hydrology Study which was approved on March 26, 2015 to the satisfaction of Public Works.
3. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at [http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/index.shtml](http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml).

Name Patricia Constanza Date 11/19/15 Phone (626) 458-4921  
Patricia Constanza

P:\ldpub\SUBPCHECK\Hydrology\Tentative Map Reviews\TTCON-PM73139-Rev2.doc

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map \_\_\_\_\_ 73139 \_\_\_\_\_ Tentative Map Dated 10/27/15 (Rev.) \_\_\_\_\_ Parent Tract \_\_\_\_\_  
Grading By Subdivider? [ N ] (Y or N) \_\_\_\_\_ --- yd<sup>3</sup> Location Hacienda Heights APN \_\_\_\_\_  
Geologist \_\_\_\_\_ Subdivider Mary Phuong and LV Development, Inc. \_\_\_\_\_  
Soils Engineer EGL \_\_\_\_\_ Engineer/Arch. EGL Associates, Inc. \_\_\_\_\_

Review of:

Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: 5/14/15 \_\_\_\_\_  
Geotechnical Report(s) Dated: \_\_\_\_\_  
References: \_\_\_\_\_

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

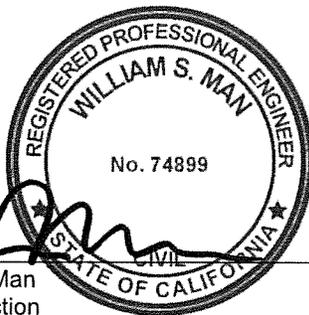
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:  
ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.

Prepared by

  
William Man  
Soils Section





Charles Nestle  
Geology Section

Date 11/25/15

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

**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.

1. Approval of this map pertaining to grading is recommended with the following condition:
  - a. Repair existing driveway/private street with 24' wide pavement from Three Palms St to the northerly site property line. Post a bond for the improvements unless completed prior to the final map recordation.

Name Nazem Said  Date 11/25/2015 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073139\GP 073139\2015-11-03 TPM 073139 SUBMITTAL

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

1. Street frontage is being provided via the use of the private streets per LACC 21.24.290. However, existing development constraints within the neighborhood either prohibit the private street from being able to meet public design standards or will restrict full standard urban improvements; therefore Public Works does not recommend encumbering the private street with an offer of right of way as prescribed in LACC 21.28.060. Permission is granted to waive the offer of private and future right of way along the property frontage subject to the approval of the Advisory Agency.
2. Reserve ingress/egress easements or non-exclusive access easements along the property frontage 30 feet from the existing centerline to the satisfaction of Public Works and the Fire Department.
3. Construct ADA conforming parkway improvements (curb, gutter, sidewalk, curb ramps, and landings) on Three Palms Street at the intersection of Galemont Avenue and Three Palms Street, that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
4. Construct transition pavement from Three Palms Street to Galemont Avenue at the intersection of Galemont Avenue and Three Palms Street to the satisfaction 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. The subdivider shall install separate house laterals to serve each parcel in the land division.
2. A sewer area study for the proposed subdivision (PC12232AS, dated 02-03-2015) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
4. Pay ordinance frontage charge to the satisfaction of Public Works.



Prepared by Teni Mardirosian  
pm073139s-rev2.doc

Phone (626) 458-4910

Date 11-18-2015

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 lots 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. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 10/06/2015 from the San Gabriel Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 10/06/2016 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.



Prepared by Tony Khalkhali  
pm073139w-rev2.doc

Phone (626) 458-4921

Date 11-19-2015

# SAN GABRIEL VALLEY WATER COMPANY

October 6, 2015

Mr. Shawn Yu  
EGL Associates, Inc.  
11819 Goldring Road, Unit A  
Arcadia, CA 91006

Subject: 1349 Galemont Avenue  
Hacienda Heights, CA

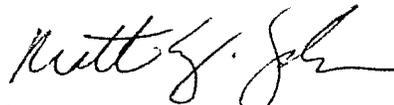
Dear Mr. Yu:

San Gabriel Valley Water Company ("San Gabriel") is a public utility regulated by the State of California Public Utilities Commission (the "Commission"). The subject property is located entirely within San Gabriel's service area as authorized by the Commission, and San Gabriel has sufficient water resources available to supply water service to the property.

Please contact the fire department and obtain and provide us with the fire department's written fire flow requirements for your property as soon as possible. That information will enable us to determine if existing water distribution facilities are adequate or if new facilities must be designed and installed to provide water service to your property. Before San Gabriel can install such facilities or commence water service, you will need to complete the appropriate applications, agreements, and necessary financial arrangements in accordance with San Gabriel's tariff schedules and rules filed with and approved by the Commission.

If you have questions or need additional information, please contact me at (909) 201-7375 or via e-mail at [myyucelen@sgvwater.com](mailto:myyucelen@sgvwater.com). Thank you.

Very truly yours,



Matt Y. Yucelen, P.E.  
Vice President – Engineering

MYY: cph