



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

PROJECT NUMBER

2016-000020

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No.74346 (RPPL 2016002851)
CSD Modification No. RPPL 2016002855
Oak Tree Permit No. RPPL 2016002856
Environmental Assessment No. RPPL 2016002854

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Linda Yu Luong

MAP/EXHIBIT DATE:

06/28/16

SCM REPORT DATE:

07/28/16

SCM DATE:

08/04/16

PROJECT OVERVIEW

To create one multi-family lot with two detached residential condominium units. Two existing dwelling units will be demolished.

CSD Modification: Modification to allow less than the required minimum street frontage of 70 feet and less than the required minimum average lot width of 85 feet. The applicant is proposing a street frontage width and average lot width of 55 feet.

Oak Tree Permit: For the encroachment into the protected zone of one oak tree.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee):

LOCATION

5209 Bartlett Avenue, East San Gabriel

ACCESS

Bartlett Avenue

ASSESSORS PARCEL NUMBER(S)

5388-034-023

SITE AREA

16,104 square feet (gross)/14,454 square feet (net)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

East San Gabriel

SUP DISTRICT

5th

LAND USE DESIGNATION

H9 – Residential (0-9 du/net acre)

ZONE

A-1 (Light Agricultural)

CSD

East Pasadena-San Gabriel

PROPOSED UNITS

(DU)

2

MAX DENSITY/UNITS

(DU)

2

GRADING

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

75 cy (cut)/75 cy (fill)/ To be balances onsite

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Edward Rojas (213) 974-6433 erojas@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov

Public Health

Hold

Vicente Banada (626) 430-5382 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

R1ST201500025 – One-stop

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative parcel map. Please read below for further details.

Administrative:

1. Provide six photos of the subject property.
2. Any existing zoning violations must be abated prior to public hearing.

Tentative Map:

1. Remove front yard calculations from the tentative map
2. Under notes change existing land use category to H9.
3. Label property Parcel 1 not Lot 1.

Exhibit Map:

1. Label property Parcel 1 not Lot 1.
2. Provide and depict a common walkway in conformance with 21.24.380.
3. Depict the proposed concrete walkway (labeled no. 3 on your floor plans) on your exhibit map.
4. The exhibit states the front yard setback is 25.83. Your front yard calculation states the average setback is 25.85. Please ensure compliance with CSD.
5. State your requested CSD modification on your Exhibit Map under notes.
6. State your request for an Oak Tree Permit on your Exhibit Map under notes.

Oak Tree Permit:

1. An Oak Tree Exhibit is required. Please provide 3 copies.
2. Provide two Oak Tree Reports prepare by an oak tree consultant, as deemed acceptable by the Director and County Forester and Fire Warden. A hard copy and digital copy is required.
3. Fill out and submit an Oak Tree Burden of Proof. The form is available on our website.
4. Staff recommends redesign to avoid encroachment into the protected zone of the existing oak tree.

CSD Modification:

1. Your application states you are modifying the front yard setback requirements of the CSD. Your application should state that you are requesting to modify the CSD requirements to allow less than the required minimum street frontage of 70 feet and less than the required minimum average lot width of 85 feet.
 2. In your CSD Burden of Proof, please expand on question A. and explain how the proposed project meets Title 22 requirements.
 3. In your CSD Burden of Proof, state the modification you are requesting and if they are in character with the existing neighborhood under question B. Provide examples of other properties with similar frontages and lot widths. Photos are not sufficient. Provide the lot width and lot width average of the example you are providing.
 4. Ensure compliance with Structure Height and Setback requirements of the CSD.
-

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,
- Five(5) 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), and*
- *Other 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 encouraged to contact the case planner for a preview of your next SCM submittal.*

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. An approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1, 2, and 3). The hydrology report shall be submitted directly to Public Works. Please note that the hydrology study submitted on 07/08/2016 is currently pending review.
2. A “Will Serve Letter” from the Los Angeles County Sanitation District is required. Please see attached Sewer review sheet (Comment 1) for requirement.
3. An approved sewer area study is required. Please see attached Sewer review sheet (Comment 2) for additional comments and requirements. Please note that sewer area study PC 12316as is currently under review.
4. A “Will Serve Letter” from the water purveyor is required. Please see attached Water review sheet for requirements.
5. A revised tentative map is required to show the following additional items
 - a. Please see attached Road review sheet (Comment 1) and checked print for requirements.
 - b. Please see attached Sewer review sheet (Comment 3) for requirements.
6. A revised exhibit map is required to show the following additional items:
 - a. Please see attached Road review sheet (Comment 2) and checked print for requirements.
 - b. Please see attached Sewer review sheet (Comment 3) for requirements.

HW

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 07-21-2016

pm74346L-new.doc
<http://planning.lacounty.gov/case/view/pm74346/>



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO.: 74346

TENTATIVE MAP DATED: 06/28/2016

EXHIBIT MAP DATED: 06/28/2016

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide drainage/grading covenant for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
3. Hydrology Study has been submitted and received on 07/08/2016, and is currently pending review.

Reviewed by:


Hassan M. Houmsi

Date: 07/20/2016

Phone: (626) 458-4921

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 sewers trunk line.
2. Prior to tentative map approval the sewer area study PC 12316as currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
3. A revised tentative map and a revised exhibit map are required to show the following items:
 - a. Label the existing sewer main lines to serve the proposed development with the PC or CI number.
 - b. Two separate detached buildings connecting to one sewer lateral is not allowed. Each separate building shall have a separate sewer lateral connection to the public sewer main line.
 - c. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.
 - d. Show any off-site improvements required by the approved area study, if any.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 74346

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TENTATIVE MAP DATED 06-28-2016
EXHIBIT MAP DATED 06-28-2016

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:

- Provide a "Will Serve Letter" 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.



Prepared by Tony Khalkhali
pm74346w-new.doc

Phone (626) 458-4921

Date 07-21-2016

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER/SUPERINTENDENT OF STREETS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 74346

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TENTATIVE MAP DATED 06-28-2016
EXHIBIT MAP DATED 06-28-2016

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. A revised tentative map is required to show the following additional items:
 - a. See the road comments shown on the attached checked print.
2. A revised exhibit map is required to show the following additional items:
 - a. See the road comments shown on the attached checked print.



Prepared by Nikko Pajarillaga

Phone (626) 458-3137

Date 07/14/2016

\\pw01\pwpublic\ldpub\SUBPCHECK\PlanCheckingFiles\ParcelMap\PM074346\RD074346

OWNER:
LINDA YU LUONG
455 W. CAMINO REAL AVE.
ARCADIA, CA 91007
626-487-6272

RECEIVED
DEPT OF REGIONAL PLANNING
PM074346 TENTATIVE
38 JUNE 2016

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CALIFORNIA 91006
PH: 626-263-3588
FAX: 626-263-3599

NOTES:
ZONING: A-1 (PRESENT)
ZONING: A-1 (PROPOSED)
NO. OF EX. LOTS: 1
NO. OF PROP. LOTS: 1
NO. OF EX. UNITS: 2
NO. OF PROP. UNITS: 2
EX. USE OF THE LOTS: MULTI FAMILY RESIDENTIAL
PROP. USE OF THE LOTS: MULTI FAMILY RESIDENTIAL
APN NUMBER: 5388-034-023
EX. LAND USE CATEGORY: 1 (Low Density Residential - 1 to 6 du/ac)
PROP. LAND USE CATEGORY: H9 (Residential - 0-9 du/net ac)
GROSS AREA OF THE LOT: 16,104 SF (0.37 AC) TO STREET C.L.
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
- NO STORM DRAIN ON SITE.
- NO EXISTING EASEMENT ON SITE.

UTILITY SERVICES:
WATER - CALIFORNIA AMERICAN WATER COMPANY
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT NO. 15
GAS - SOUTH CALIFORNIA GAS CO.
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - AT&T
SCHOOL - SAN GABRIEL SCHOOL DISTRICT
FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF - LOS ANGELES COUNTY SHERIFF DEPARTMENT

DEMOLITION NOTE:
⊗ EXISTING STRUCTURES TO BE REMOVED.
⊙ EXISTING TREES TO BE REMOVED.

EASEMENT NOTE:
⊕ PROPOSED 20' WIDE PRIVATE DRIVEWAY AND FIRELANE.

MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 74346

LOCATED IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

BEING SUBDIVISION OF A PORTION OF LOT 8 OF HUBBARD RANCH TRACT, AS PER MAP
RECORDED IN BOOK 10, PAGE 173, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.



FRONT SETBACKS ON BARTLETT AVE			
ADDRESS	SETBACK FROM CURB	PARKWAY WIDTH	SETBACK FROM PL.
5453	39.67'	10'	29.67'
5445	29.42'	10'	19.42'
5439	30.75'	10'	20.75'
5435	30.92'	10'	20.92'
5429	35.42'	10'	25.42'
5423	31.42'	10'	21.42'
5419	31.92'	10'	21.92'
5413	31.58'	10'	21.58'
5409	31.92'	10'	21.92'
5403	33.00'	10'	23.00'
5329	28.67'	10'	18.67'
5323	37.17'	10'	27.17'
5315	46.00'	10'	36.00'
5311	46.58'	10'	36.58'
5305	29.92'	10'	19.92'
5235	29.67'	10'	19.67'
5229	39.42'	10'	29.42'
5221	40.00'	10'	30.00'
5217	42.67'	10'	32.67'
5209	38.02'	10'	28.02'

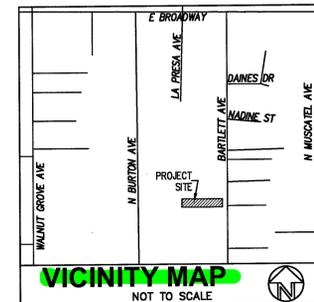
FRONT SETBACKS ON BARTLETT AVE			
ADDRESS	SETBACK FROM CURB	PARKWAY WIDTH	SETBACK FROM PL.
5201	30.17'	10'	20.17'
5135	35.58'	10'	25.58'
5129	39.83'	10'	29.83'
5123	86.33'	10'	76.33'
5117	32.17'	10'	22.17'
5111	40.17'	10'	30.17'
5103	36.08'	10'	26.08'
5059	38.81'	10'	28.81'
5051	40.17'	10'	30.17'
5043	30.75'	10'	20.75'
5041	29.92'	10'	19.92'
5035	29.83'	10'	19.83'
5033	30.33'	10'	20.33'
5025	30.50'	10'	20.50'
5019	29.67'	10'	19.67'
5011	26.25'	10'	16.25'
AVERAGE =			25.85'

LOT	NET		*GROSS	
	SQ. FT.	ACRE	SQ. FT.	ACRE
LOT 1	14,454	0.33	16,104	0.37
TOTAL	14,454	0.33	16,104	0.37

*GROSS AREA TO STREET CENTERLINE

LEGENDS AND ABBREVIATIONS

- (98.23).....EXISTING ELEVATION
- 99.00.....PROPOSED ELEVATION
- (-100)---EXISTING CONTOUR
-DRAINAGE PATTERN
-EXISTING STRUCTURES
- W.....EXISTING WATER MAIN
- S.....EXISTING SEWER MAIN
-PROPERTY LINE
-EX FIRE HYDRANT
-EX SHEET FLOW PATTERN
-PROPOSED PRIVATE DRIVEWAY/FIRELANE
- EX.....EXISTING
- T.C.....TOP OF CURB
- F.L.....FLOW LINE
- F.F.....FINISH FLOOR
- H.P.....HIGH POINT
- R/W.....RIGHT OF WAY
- P/L.....PROPERTY LINE
- WM.....WATER METER
- GM.....GAS METER
- S.....SEWER MANHOLE
- CL.....STREET CENTER LINE



SURVEY BASIS

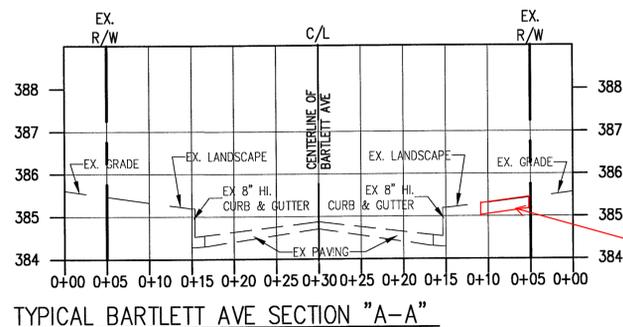
COUNTY BENCHMARK G 676
L&T IN W CB 11M(35FT) S/O
BCR @ SW COR BROADWAY &
MUSCATEL AVE
ELEV: 397.775

SURVEY WAS PROVIDED BY ALFRED J.
THELWELL, LS 6999 ON DECEMBER 30, 2014

EARTHWORK:

CUT.....75 CY
FILL.....75 CY

SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR
PERMIT AND BONDING PURPOSES ONLY,
THE CONTRACTOR SHALL VERIFY
QUANTITIES PRIOR TO START OF GRADING.



Construct 4' of sidewalk

Reflect the changes on the exhibit map as well.

Show approximate grades and drainage patterns

Get a construction letter from the adjacent lot

Fully reconstruct the shared driveway to be ADA compliant.

Provide a transition

Connect and join the sidewalk to the landing of the neighbors driveway. Tell the neighbor to take out any encroachments for the sidewalk to join with the existing

PROJECT LOCATION:
2 UNIT CONDOMINIUM
5209 BARTLETT AVE
SAN GABRIEL, CA 91776
APN: 5388-034-023

These drawings and the accompanying specifications are the property of EGL Associates, Inc. No reproduction or use in any form without the written permission of EGL Associates, Inc. is permitted. Any quantities shown on these drawings are for permit and bonding purposes only. The contractor shall verify quantities prior to start of grading.

REVISIONS BY

RELEASED DATE

PREPARED BY:
LINDA YU LUONG
455 W. CAMINO REAL AVE.
ARCADIA, CA 91007
TEL: 626-487-6272



EGL Associa
11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006
Tel: (626)263-3588
Fax: (626)263-3599

DRAWN: EA
CHECKED: HJ
DATE: 06/08/2016
JOB NO.: 14-294-007
SCALE: 1"=10'
FILE: 14294007L.DWG
DRAWING: 1 of 2

T-1

ROAD

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 74346

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TENTATIVE MAP DATED 06-28-2016
EXHIBIT MAP DATED 06-28-2016

- 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 Aissa Carrillo
pm74346L-new.doc
<http://planning.lacounty.gov/case/view/pm74346/>

Phone (626) 458-3126

Date 07-21-2016

The following report 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, Underground 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. 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.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/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 and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
13. 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.
14. 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, unless the final parcel map is waived by the Advisory Agency.
15. 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.

16. 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.
17. 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 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW



Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 07-21-2016

pm74346L-new.doc

<http://planning.lacounty.gov/case/view/pm74346/>

PCA LX001129 / A870
Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Parcel Map 74346 Tentative Map Dated 6/28/16 Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 75_yd³ Location San Gabriel APN _____
Geologist _____ Subdivider Luong
Soils Engineer _____ Engineer/Arch. EGL Associates

Review of:

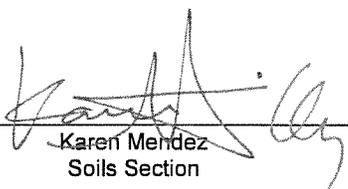
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: _____
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

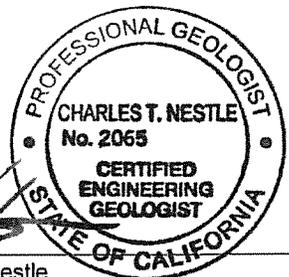
- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for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

Prepared by


Karen Mendez
Soils Section




Charles Nestle
Geology Section



Date 7/21/16

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

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:\gmpub\Development Review\Combined Reviews\Tracts and Parcels\74346 San Gabriel TM_1-A.docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP NO. 074346

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TENTATIVE MAP DATED 06-28-2016
EXHIBIT MAP DATED 06-28-2016

1. Approval of this map pertaining to grading is recommended.

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 FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must be approved by the Geotechnical Material Engineering Division.



Name Nazem Said Date 7-20-2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 074346\GP 074346\2016-06-28 TPM 074346 SUBMITTAL



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TPM 74346

MAP DATE: 06/28/2016

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAY BE CHANGED WHEN ITEMS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. Provide the fire flow test one existing public fire hydrant as noted on the site plan.
 - a. Submit the completed original copy of the Fire Flow Availability Form (Form 195). The fire flow data shall be submitted to the County of Los Angeles Fire Department Land Development Unit prior to the issuance for clearance for the project to proceed to the public hearing process. A fire hydrant upgrade is not necessary if the existing public fire hydrant meets the fire flow requirements.

CONDITIONS OF APPROVAL FINAL MAP

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TPM 74346

MAP DATE: 06/28/2016

CONDITIONS OF APPROVAL – ACCESS

1. All on-site Fire Apparatus Access Roads shall be labeled as “Private Driveway and Fire Lane” on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with Title 32, County of Los Angeles Fire Code.
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
7. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
8. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1



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PROJECT: TPM 74346

MAP DATE: 06/28/2016

CONDITIONS OF APPROVAL – WATER SYSTEM

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
3. The required fire for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 1250 gpm at 20 psi residual pressure for 2 hours with one public fire hydrant flowing. Any single family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.
4. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

FORM 195
Rev. 05/15

Information on Fire Flow Availability for Building Permit

For Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:

Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:

For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

**PROJECT INFORMATION
(To be Completed by Applicant)**

PART I

Building Address: _____

City or Area: _____

Nearest Cross Street: _____

Distance of Nearest Cross Street: _____

Property Owner: _____ Telephone: () _____

Address: _____

City: _____ Zip Code _____

Occupancy (Use of Building): _____ Sprinklered: Yes No

Type of Construction _____

Square Footage: _____ Number of Stories: _____

Present Zoning: _____

Applicant's Signature

Date

PART II (A) INFORMATION ON FIRE FLOW AVAILABILITY
(Part II to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is _____
feet via vehicular access. The fire flow services will be rendered from a _____
inch diameter water main. The hydrant is located on _____
_____ (Street)
_____ of _____
(Feet) (Direction) (Nearest Cross - Street)

Under normal operating conditions the fire flow available from this _____
hydrant is _____ GPM at 20 PSI residual for 2 hours at _____ PSI Static
(Size)

PART II (B) SPRINKLERED BUILDINGS ONLY

Detector Location:(check one) Above Grade Below Grade Either
Backflow protection required (fire sprinklers/private hydrant): Yes No
Type of Protection Required:(check one)
Double Check Detector Assembly Reduced Pressure Principal Detector Assembly
Other _____ Domestic Meter Size _____

PART II (C)

Water Purveyor Signature

Date Title

PART III Conditions for Approval by the Building Department
(To be Completed by Building Department)

The building permit may be issued for single family dwellings when the above information is complete and shows that the following minimum requirements are met and the property is not in the High Fire Hazard Severity Zone or the Very High Fire Hazard Severity Zone.

APPROVED BY DATE OFFICE

This Information is Considered Valid for Twelve Months

Where the water service does not meet the above requirements for approval by the **Building Department, Fire Prevention Division** approval of the site plan will be required before a Building Permit can be issued by the **Building Department**.



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	74346	DRP Map Date:	06/28/2016	SCM Date:	08/04/2016	Report Date:	07/26/2016
Park Planning Area #	42		WEST SAN GABRIEL VALLEY			Map Type:	TENTATIVE

Total Units = Proposed Units + Exempt Units

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:

The payment of \$0 in-lieu fees.

Trails:

No trails.

Comments:

Proposed two (2) condominium with two (2) existing single family residential to be removed; No net increase of units

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21 .28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21 .28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

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: *Kathline King*
Kathline J. King, Chief of Planning

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July 07, 2016 07:03:57
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	74346	DRP Map Date: 06/28/2016	SMC Date: 08/04/2016	Report Date: 07/26/2016
Park Planning Area #	42	WEST SAN GABRIEL VALLEY	Map Type: TENTATIVE	

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

(P)people 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 = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.15	0.0030	0	0.00
M.F. < 5 Units	2.79	0.0030	0	0.00
M.F. >= 5 Units	2.45	0.0030	0	0.00
Mobile Units	0.80	0.0030	0	0.00
Exempt Units			2	
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	\$442,706	\$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	\$442,706	\$0



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Director of Environmental Health

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July 25, 2016

Tentative Parcel Map No. 74346

Vicinity: E. San Gabriel

Tentative Parcel Map Date: June 28, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 74346** based on the use of public water (California-American Water Company) and public sewer as proposed for wastewater disposal. A copy of the current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

A handwritten signature in black ink, appearing to read "V. Bañada".

VICENTE C. BAÑADA, REHS
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