



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

**CERTIFIED-RECEIPT
REQUESTED**

April 23, 2009

Chiu Tsang
9646 Naomi Avenue
Arcadia, California 91007

**SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 063158
TENTATIVE/EXHIBIT MAP DATE: NOVEMBER 7, 2007**

Dear Sir/Madam:

A public hearing on Vesting Tentative Parcel Map No. 063158 was held by a Los Angeles County Hearing Officer ("Hearing Officer"), Mr. John Gutwein, on April 21, 2009.

After considering the evidence presented, the Hearing Officer in his action on April 21, 2009, closed the public hearing and **approved** Vesting Tentative Parcel Map No. 063158 in accordance with the Subdivision Map Act and Title 21 (Subdivision Ordinance) of the Los Angeles County Code ("County Code"), subject to the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The action of the vesting tentative parcel map authorizes the subdivision of the 0.47 gross acre project site into one multi-family lot with four attached condominium units in two buildings.

The decision of the Hearing Officer regarding the vesting tentative parcel map shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Regional Planning Commission ("Commission") within the following time period:

- In accordance with the requirements of the State Map Act and the County Code, the vesting tentative parcel map may be appealed within 10 days following the decision of the Hearing Officer. **The appeal period for this project will end at 5:00 p.m. on May 4, 2009.**

The applicant or any other interested person may appeal the decision of the Hearing Officer regarding the vesting tentative parcel map to the Commission. **If you wish to appeal the decision of the Hearing Officer to the Commission, you must do so in writing and pay the appropriate fee.** The appeal form is available on the Department of Regional Planning website, (<http://planning.lacounty.gov>). The fee for appeal process is \$1,352.00 for the applicant and \$677.00 for non-applicant(s). To initiate the appeal, submit your appeal letter and a check made payable to the "County of Los Angeles" to Commission Services, Room 1350, 320 West Temple Street, Los Angeles, California, 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

After the appeal period has passed, the approved tentative map may be obtained at the Land Divisions Section, Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012.

The vesting tentative parcel map approval shall expire on **April 21, 2011**. If the subject tentative parcel map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person to Room 1382 within one month prior to the expiration date.**

If you have any questions regarding this matter, please contact Mr. Jodie Sackett of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria
Acting Director of Planning



Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT:jds

Attachments: Tentative Map Findings and Conditions

c: Subdivision Committee
Board of Supervisors
Building and Safety
Engles Shen (e-mail)
Beatriz Perez

**COUNTY OF LOS ANGELES
FINDINGS OF THE HEARING OFFICER
FOR VESTING TENTATIVE PARCEL MAP NO. 063158**

1. A Los Angeles County Hearing Officer (“Hearing Officer”), Mr. John Gutwein, has conducted a public hearing on the matter of Vesting Tentative Parcel Map No. 063158 on April 21, 2009.
2. Vesting Tentative Parcel Map No. 063158 is a request to create one multi-family lot with four condominium units in two buildings (duplexes) on 0.47 gross acres in the First Supervisorial District of Los Angeles County.
3. The project site is located at 8102 Graves Avenue, in the South San Gabriel Community Standards District (“CSD”) and the South San Gabriel Zoned District of Los Angeles County.
4. The subject property is approximately 0.47 gross acres (0.26 net acres) in size, rectangular in shape, with flat terrain. There is existing vegetation (grass and trees). The project site is currently undeveloped. There is an existing chain-link fence surrounding the subject property that is approximately six feet tall, to be removed. There is a variable height retaining wall located on the northerly boundary of the subject property, adjacent to the sidewalk, to be removed.
5. The project proposes approximately 350 cubic yards of cut grading, to be transported offsite.
6. There are no Oak trees existing on the subject site.
7. The existing lot has approximately 142 feet of street frontage along Graves Avenue, an existing 80-foot wide secondary highway as depicted on the Los Angeles County Master Plan of Highways, with 64 feet of paved access width. The existing lot also has approximately 50 feet of street frontage along Pine Street, an existing 50-foot wide public street with 36 feet of paved access width. Proposed Unit Nos. 1 and 2 are attached and are located on the easterly side of the subject property. Unit No. 1 is located near the corner of Graves Avenue and Pine Street, and has vehicular access directly to Pine Street via a proposed individual 18 foot wide private driveway. Unit No. 2 will gain vehicular access to Graves Avenue via a proposed 26 foot wide common private driveway and fire lane. Unit Nos. 3 and 4, located on the westerly side of the subject property, will each gain vehicular access to Graves Avenue via the aforementioned common private driveway and fire lane.
8. The project site is zoned R-2 (Two-Family Residence).
9. The area surrounding the subject property is zoned the following:

Findings

- North: R-2, City of Rosemead
- East: R-2, City of Rosemead
- South: R-2, A-1 (Light Agricultural – 5,000 Square Foot Minimum Required Lot Area) and C-3 (Limited Commercial)
- West: R-2, R-A (Residential-Agricultural - 5,000 Square Foot Minimum Required Lot Area)

10. The subject property is currently undeveloped. It is surrounded by the following uses:

- North: Single-family residences, retail/commercial, duplexes, utility easement, City of Rosemead
- East: Retail/commercial, single-family residences, auto repair, hotel, City of Rosemead
- South: Single-family residences, duplexes, retail/commercial, triplex, vacant parcel
- West: Single-family residences, duplex, triplex

11. The subject property is located within the Category 1 (Low Density Residential - One to Six Dwelling Units Per Gross Acre) land use category of the Los Angeles Countywide General Plan ("General Plan"). Category 1 allows a maximum of two dwelling units on the 0.47 gross acre site. The applicant's proposal to create four dwelling units, at approximately 8.51 dwelling units per gross acre, exceeds the density allowed under Category 1. According to the Infill Implementation Guidelines of the General Plan, the subject property may be developed at the next higher land use category, Category 2 (Low-Medium Residential - Six to Twelve Dwelling Units Per Gross Acre), subject to the following criteria:

- a. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
- b. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
- c. The proposed project will not overburden existing public services and facilities;
- d. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
- e. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

12. The applicant included responses to the above criteria submitted with an infill study, showing the density and character of development within a 500 foot

radius of the subject property. In its review of the infill study, the applicant's burden of proof responses, and the overall project, staff determined that the project meets the above criteria and that the request for additional density should be recommended for approval. The proposal for four duplex units in two buildings is consistent with the surrounding area, which contains several existing duplex and triplex units. The subject property is large enough to accommodate four units and meet all applicable standards of Title 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance) in the R-2 zone, to include those related to minimum lot area per unit, covered resident parking, front yard landscaping, and yard setbacks. Further, the proposed multi-family development is located in a "transition point" between more intensive multi-family residential and commercial uses located two blocks to the east along N. San Gabriel Boulevard, and less intensive single-family residential uses to the west, indicating that the higher infill density is appropriate. Lastly, infill development at a higher density on a vacant parcel of land in an urban area with existing public services and facilities is consistent with the goals and policies of the General Plan.

13. Correspondence was received from the County Sanitation Districts of Los Angeles County. No other correspondence was received for the proposed project.
14. On April 21, 2009, the Hearing Officer heard a presentation from staff and testimony from the applicant's representative. Testimony was also heard from a nearby resident, who stated a concern with the proposed development related to parking. Regarding parking, the resident was concerned that not enough parking is proposed and asked for additional clarification regarding parking requirements for the subject project. The resident stated that street parking along Graves Avenue is limited in availability, due to those spaces being "taken over by commercial trucks" using the local routes in the neighborhood. The Hearing Officer clarified that two covered parking spaces will be required per proposed dwelling unit, and, in addition, one onsite guest parking space is proposed, for a total of nine parking spaces, which exceeds the Zoning Ordinance requirement of eight parking spaces for the development. The resident was satisfied with the proposed parking of the subject project.
15. On April 21, 2009, after hearing all testimony, the Hearing Officer asked staff to add an additional condition to the vesting tentative map regarding dust control during construction. Staff responded that the condition will be added, and that the condition will also include a requirement for the applicant to record a covenant with the County to ensure that appropriate dust control measures are followed.
16. On April 21, 2009, after considering all testimony, the Hearing Officer closed the public hearing and approved Vesting Tentative Parcel Map No. 063158.

Findings

17. The project design is required to comply with the standards of the R-2 zone. Two-family residences or “duplexes” are permitted in the R-2 zone pursuant to Section 22.20.170 of the County Code (Zoning Ordinance).
18. The project design will be required to comply with green building and drought-tolerant landscaping requirements prior to new construction, and will also be subject to low impact development (“LID”) standards at the building permit stage.
19. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply of housing and promotes the efficient use of land through infill development on a vacant parcel.
20. The proposed subdivision meets all below criteria for infill set forth in the Infill Implementation Guidelines of the General Plan:
 - a) The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
 - b) The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
 - c) The proposed project will not overburden existing public services and facilities;
 - d) The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
 - e) Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.
21. The site is physically suitable for the density and type of development proposed since it has access to a County-maintained street, will be served by public sewer, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
22. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
23. The design of the subdivision and the proposed improvements will not cause substantial environmental damage. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.

Findings

24. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
25. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
26. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
27. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
28. The subject parcel map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.101 through 21.38.080 of the County Code (Subdivision Ordinance).
29. An Initial Study Questionnaire was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. Based on its review of the Initial Study Questionnaire, staff determined that the project qualifies for a Categorical Exemption (Class 15 – "Minor Land Divisions"), as the project is a minor land division in an urbanized area within the R-2 zone and is in conformance with the General Plan. No variances or exceptions are required, and all services and access to the proposed development are provided. The parcel was not involved in a larger subdivision within the previous two years, and the parcel does not have an average slope greater than 20 percent.
30. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section of Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Vesting Tentative Parcel Map No. 063158 is approved, subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), including the requirements of the R-2 (Two Family Residence) zone and the South San Gabriel Community Standards District ("CSD"). In addition, comply with the requirements of the County Code for green building and drought-tolerant landscaping.
2. The subdivider shall show Graves Avenue and Pine Street as dedicated streets on the final map.
3. The subdivider shall dedicate the right to restrict vehicular access along the property frontage on Graves Avenue and Pine Street.
4. The subdivider shall label the driveway gaining access from Graves Avenue as "Private Driveway and Fire Lane" on the final map.
5. The subdivider shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval prior to final map approval.
6. Parcel No. 1 of this map is approved as a condominium project for a total of four attached condominium units in two buildings whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. The subdivider shall place a note on the final map to this effect to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works ("Public Works").
7. The subdivider shall post the common driveway "No Parking" and provide for its continued enforcement in the CC&Rs. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
8. The subdivider shall provide in the CC&Rs a method for ensuring that an adequate lighting system along all walkways is constructed within the common areas to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
9. The subdivider shall provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways, landscaping and the lighting system along all walkways to the satisfaction of Regional Planning. Include in the CC&Rs that a minimum of 50 percent landscaping is to be permanently maintained within the front yard area. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.

10. The subdivider shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveways for access and the guest parking space within the subdivision.
11. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of the residential lot, or, if multiple dwelling units on one lot, at least one new tree per dwelling unit, whichever is greater. The location and the species of said trees shall be incorporated into a site plan or landscaping plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
12. The subdivider shall comply with all requirements related to dust control during project construction and related activities. Submit a draft copy of a covenant agreeing to comply with all required County dust control measures during construction and related activities, and submit to Regional Planning for review and approval prior to final map recordation. Also include the aforementioned Condition No. 12 language in the covenant. After recordation, submit a copy of the recorded covenant to Regional Planning.
13. The subdivider shall process a final parcel map. A waiver is not allowed.
14. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
15. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a library facilities mitigation fee (currently \$3,200.00, or \$800.00 per dwelling unit) to the Los Angeles County Librarian prior to issuance of any building permit.
16. The Subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense.

17. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
 - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health.

The following reports consisting of 11 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. Prior to final approval of the tract 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.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Quitclaim or relocate easements running through proposed structures.
11. 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.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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.
13. 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.

TENTATIVE MAP DATED 11-07-2007
EXHIBIT MAP DATED 11-07-2007

14. 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

DGR
Prepared by Diego G. Rivera
pm63158L-rev3(rev'd 10-20-08).doc

Phone (626) 458-4917 Date Rev'd. 10-20-2008

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

PARCEL MAP _____ 63158 _____
SUBDIVIDER _____ Chiu Tsang _____
ENGINEER _____ Engles Shen _____
GEOLOGIST _____ _____
SOILS ENGINEER _____ _____

TENTATIVE MAP DATED 11-³7-07, 3rd REV and Exhibit
LOCATION _____ South San Gabriel _____
GRADING BY SUBDIVIDER [] (Y or N)
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

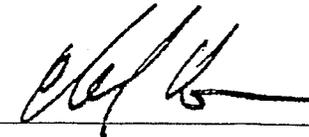
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 1/2/08 is attached.

Prepared by


Robert O. Thomas

Reviewed by



Date

12-19-07

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 6.0
Job Number LX001129
Sheet 1 of 1

Ungraded Site Lots

Tentative Tract Map 63158
Location South San Gabriel
Developer/Owner Chiu Tsang
Engineer/Architect Engles Shen
Soils Engineer ---
Geologist ---

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Revised Tentative Parcel Map and Exhibit Dated by Regional Planning 11/1/07
Previous Review Sheet Dated 6/12/06

ACTION:

Tentative Map feasibility is recommended for approval.

Prepared by

Lukas Przybylo
Lukas Przybylo

Reviewed by

Jeremy Wan
Jeremy Wan

Date 1/2/08

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.

P:\gmpubl\Soils Review\Lukas\Sites\PM-63158, South San Gabriel, TPM-A.



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO.: 063158

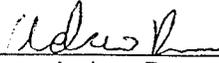
TENTATIVE MAP DATE: 11/07/2007
EXHIBIT MAP DATED: 11/07/2007

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

1. Comply with the requirements of the Drainage Concept/Hydrology, which was conceptually approved on 11/29/2007 to the satisfaction of the Department of Public Works.

GRADING SECTION CONDITIONS OF APPROVAL:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and any required SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name   Date 12/12/2007 Phone 626 458-4921
Andrew Ross

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. Show disposition of all the easements (i.e. quit claimed, relocate, or easement holder permission will be obtained).
2. Provide landscaping plans per grading ordinance (Section 3316.3 of chapter 33, of LACO Building Code).
3. Submit the following agency approvals:
 - a. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
5. Provide a draft copy of the CC&Rs for review.

msd Name J. E. Fisher Date 1/7/08 Phone (626) 458-4921

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

1. Dedicate the right to restrict vehicular access on Graves Avenue.
2. Provide property line return radius of 27 feet at the intersection of Graves Avenue and Pine Street plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Graves Avenue to the satisfaction of Public Works.
4. Repair any displaced, broken, or damaged curb, gutter, pavement, and sidewalk along the property frontage on Graves Avenue and Pine Street to the satisfaction of Public Works.
5. Remove the existing retaining wall that is located within the road right of way along the property frontage on Graves Avenue and Pine Street to outside of the right of way the satisfaction of Public Works.
6. If needed, construct additional sidewalk pop-out along the property frontage on Pine Street in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
7. If needed, construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements along the property frontage on Graves Avenue and Pine Street to the satisfaction of Public Works.
8. Reconstruct the existing curb ramp at the corner of Graves Avenue and Pine Street abutting this property to meet current ADA standards to the satisfaction of Public Works.
9. Construct full width sidewalk at the return of Graves Avenue and Pine Street.
10. Plant street trees along the property frontage on Graves Avenue and Pine Street to the satisfaction of Public Works.

11. Underground all new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
12. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Graves Avenue and Pine Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. For acceptance of street light transfer 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.
 - c. The proposed development is within an existing Lighting District. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
13. 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.



Prepared by Allan Chan
pm63158r-rev3(revised 10-20-08).doc

Phone (626) 458-4921

Date 10-20-2008

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 63158 (Rev.)

Page 1/1

TENTATIVE MAP DATED 11-07-2007
EXHIBIT MAP DATED 11-07-2007

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

Approved without conditions. There is existing sewer in the area.

DGH
Prepared by Tony Khalkhali
pm63158s-rev3(rev'd 10-20-08).doc

Phone (626) 458-4921

Date Rev'd. 10-20-2008

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 building.
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 parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

DAK
Prepared by Lana Radle

pm63158w-rev3(rev'd 10-20-08).doc

Phone (626) 458-4921

Date Rev'd. 10-20-2008



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 063158 Map Date November 07, 2007 - Ex. A

C.U.P. _____ Vicinity Map 0282C

- 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 902 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 APPROVED AS SHOWN ON THE EXHIBIT MAP.

by Inspector: Juan C. Padilla Date October 15, 2008

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 063158 Tentative Map Date November 07, 2007 - Ex. A

Revised Report yes

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.

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

Comments: Per fire flow test conducted by Golden State Water Company dated 05-07-07, the existing water system is 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 October 15, 2008



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



PARK OBLIGATION REPORT

Tentative Map #	63158	DRP Map Date: 11/07/2007	SCM Date: 01/07/2008	Report Date: 03/11/2009
Park Planning Area #	6	WHITTIER NARROWS		Map Type: REV. (REV RECD)

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:	0.03
IN-LIEU FEES:	\$8,577

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$8,577 in-lieu fees.

Trails:

No trails.

Comments:

***The In-Lieu Fee has been updated to \$8,577 from \$8,305 to reflect the fee schedule at the time Map 63158 was advertised for public hearing in March 2009

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, contact the Trails Coordinator at (213) 351-5135.

By: James Barber
James Barber, Developer Obligations/Land Acquisitions

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



PARK OBLIGATION WORKSHEET

Tentative Map #	63158	DRP Map Date: 11/07/2007	SMC Date: 01/07/2008	Report Date: 03/11/2009
Park Planning Area #	6	WHITTIER NARROWS		Map Type: REV. (REV RECD)

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

$$(P)eople \times (0.003) \text{ Goal} \times (U)nits = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- 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.
 - Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.65	0.0030	0	0.00
M.F. < 5 Units	2.65	0.0030	4	0.03
M.F. >= 5 Units	2.80	0.0030	0	0.00
Mobile Units	2.32	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.03

Park Planning Area = 6 WHITTIER NARROWS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$285,916	\$8,577

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
0.03	0.00	0.00	0.03	\$285,916	\$8,577



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

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Land Use Program

Patrick Nejadian, REHS
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5050 Commerce Drive
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February 18, 2009

RFS No. 07-0032525

Parcel Map No. 063158

Vicinity: Rosemead

Addendum Letter to Tentative Parcel Map Date: November 7, 2007 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 063158** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Golden State Water Company**, a public water company.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #15** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Becky Valenti, E.H.S. IV
Land Use Program