



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

PROJECT NO. PM063158-(1)
VESTING PARCEL MAP NO. 063158

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM(S) 6	
PUBLIC HEARING DATE April 21, 2009	

APPLICANT Chiu Tsang	OWNER Chiu Tsang	REPRESENTATIVE Engles Shen
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REQUEST
 Vesting Tentative Parcel Map: To create one multi-family lot with four condominium units in two buildings (duplex) on 0.47 gross acres.

LOCATION/ADDRESS 8102 Graves Avenue	ZONED DISTRICT South San Gabriel
ACCESS Graves Avenue	COMMUNITY South San Gabriel
	EXISTING ZONING R-2 (Two-Family Residence)

SIZE 0.47 gross acres (0.26 net)	EXISTING LAND USE Vacant	SHAPE Rectangular	TOPOGRAPHY Flat
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SURROUNDING LAND USES & ZONING

North: Single-family residences, retail/commercial, duplexes, utility easement, City of Rosemead/R-2	East: Retail/commercial, single-family residences, auto repair, hotel, City of Rosemead/R-2
South: Single-family residences, duplexes, retail/commercial, triplex, vacant parcel/R-2, C-3 (Unlimited Commercial)	West: Single-family residences, duplex, triplex/R-2

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	Category 1 (Low Density Residential- One to Six Dwelling Units Per Gross Acre)	2 DU	Yes (with infill)

ENVIRONMENTAL STATUS
 Categorical Exemption: On the basis of the Initial Study Questionnaire completed in accordance with State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles, the Department of Regional Planning has found that the proposed project qualifies for a Class 15 Categorical Exemption ("Minor Land Divisions").

DESCRIPTION OF SITE PLAN
 The vesting tentative map and exhibit map dated November 7, 2007 depict one multi-family lot with four condominium units in two buildings (duplexes) on 0.47 gross acres. Unit Nos. 2, 3 and 4 as identified on the exhibit map gain northerly access to Graves Avenue via a 26-foot wide private driveway and fire lane. Unit No. 1 gains easterly access to Pine Street via an individual 18-foot wide driveway. One guest parking space is provided adjacent to Unit No. 2. Approximately 960 square feet (or 71 percent) of the front yard is proposed as landscaping along Pine Street. Approximately 350 cubic yards of "cut" grading is proposed to be transported offsite. There are no Oak trees existing on the subject property. The site is currently vacant.

KEY ISSUES

- Infill Request:** A maximum of two dwelling units is permitted under the existing Category 1 land use category. Staff is recommending approval of an infill request to allow four dwelling units.
- CSD Compliance:** Applicable S. San Gabriel CSD requirements in the R-2 zone include a minimum front yard setback distance of 22 feet and a minimum of 50 percent front yard landscaping. The current project proposal meets both CSD requirements. The project will be required to comply again at the building permit stage.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

APPROVAL

DENIAL

No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2

Street improvements ___ X ___ Parkway ___ X ___ Driveway Apron ___ X ___ Street Lights

___ X ___ Street Trees ___ Traffic Signal(s) ___ X ___ Sidewalks

Water Mains and Hydrants Underground Utilities ___ AT&SAC System

Drainage Facilities (SUSMP/Storm Drain)

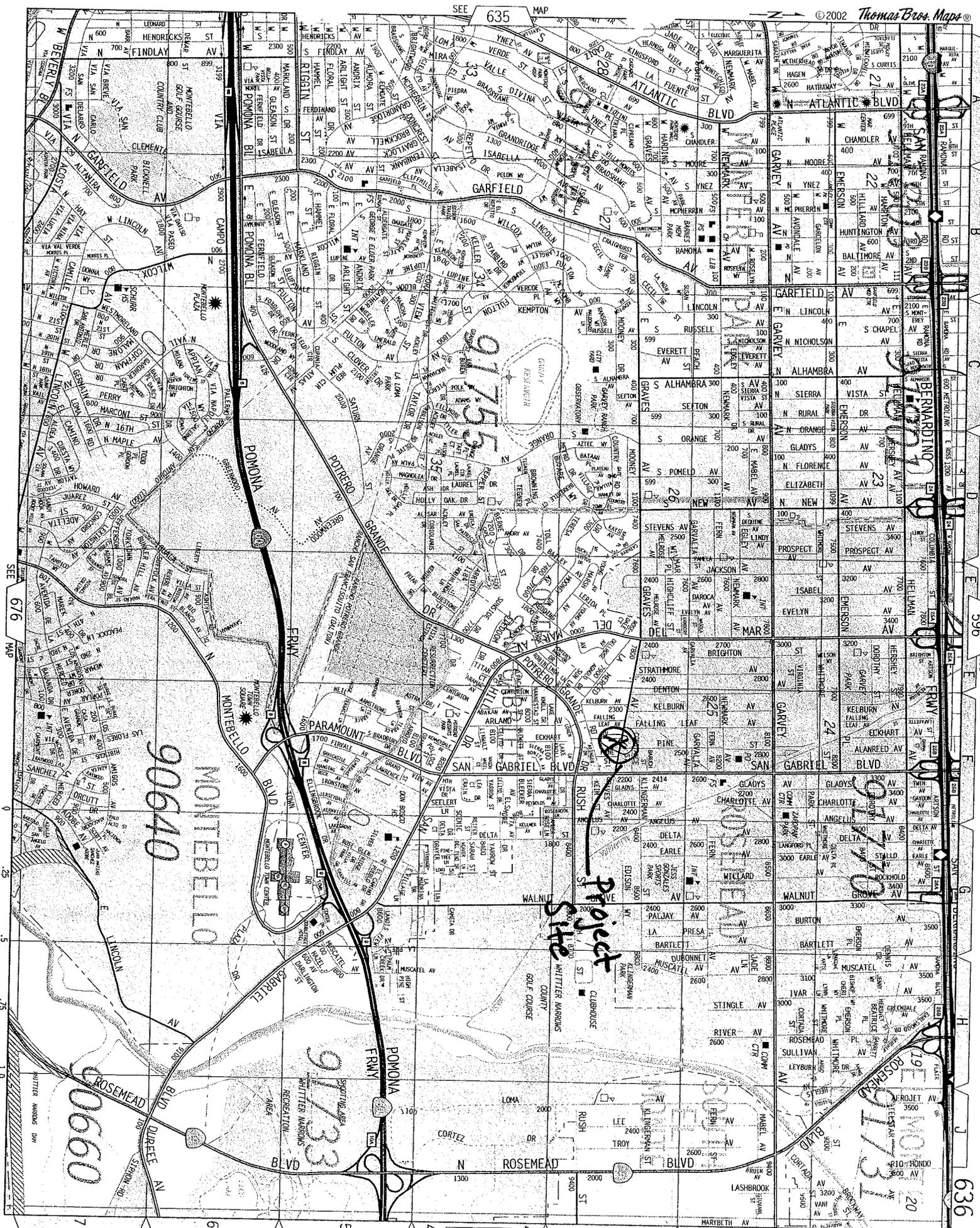
Sewer

Park Dedication "In-Lieu Fee" ___ Bridge and Thoroughfare Fee

INDIVIDUAL DEPARTMENT CONCERNS

Regional Planning:

- 1) One new tree shall be planted within the development at the ratio of one tree per proposed dwelling unit, for a total of four new trees.
- 2) The development is exempt from the requirements for Low Impact Development ("LID").
- 3) The development will be subject to the requirements for Drought-Tolerant Landscaping and Green Building prior to construction.



SEE 676 MAP

SEE 596 MAP

VESTING TENTATIVE PARCEL MAP NO. 063158-(1)

STAFF ANALYSIS

APRIL 21, 2009 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

Vesting Tentative Parcel Map No. 063158 is a resubdivision of Lot No. 61 of Tract Map No. 7123. The applicant proposes 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.

Project issues include:

- Infill Request: A maximum of two dwelling units is permitted under the existing Category 1 land use category. Staff is recommending approval of an infill request to allow a total of four dwelling units.
- Community Standards District ("CSD") Compliance: Applicable South San Gabriel CSD requirements in the R-2 (Two-Family Residence) zone include a minimum front yard setback distance of 22 feet and a minimum of 50 percent front yard landscaping. The current project proposal meets both CSD requirements. The project will be required to comply again at the building permit stage.

DESCRIPTION OF THE SUBJECT PROPERTY

Location: The project site is located at 8102 Graves Avenue, in the South San Gabriel CSD and the South San Gabriel Zoned District of Los Angeles County.

Physical Features: 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). There are no Oak trees on the subject property.

Existing Development: The project site is currently undeveloped. There is a 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.

Access: 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.

Services: Domestic water service to the project site will be provided by the Golden State Water Company, a public water company. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District No. 15.

ENTITLEMENTS REQUESTED

Vesting Tentative Parcel Map No. 063158: The applicant requests approval of a subdivision of land to create one multi-family lot with four condominium units in two buildings (duplexes) on 0.47 gross acres.

EXISTING ZONING

Subject Property: The 0.47 gross acre subject property consists entirely of R-2 (Two-Family Residence) zoning.

Surrounding Area: Surrounding zoning is as follows:

- North: R-2, City of Rosemead
- East: R-2, City of Rosemead
- South: R-2, A-1 (Light Agricultural), C-3 (Limited Commercial)
- West: R-2, R-A (Residential-Agricultural)

The proposed development complies with the standards of the R-2 zone. The project proposes four attached units, two in each duplex building. The project also complies with the R-2 zone standard of at least 2,500 square feet of net lot area provided per proposed dwelling unit.

EXISTING LAND USES

Subject Property: The subject property is currently vacant.

Surrounding Area: Surrounding land uses are as follows:

- 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

PREVIOUS CASE/ZONING HISTORY

Previous Cases: The subject property was originally created as Lot No. 61 of Tract Map No. 7123, recorded on January 4, 1924. Conditional Use Permit ("CUP") No. 88002, a proposal for four attached apartment units, was approved on May 5, 1988. The CUP subsequently expired on July 24, 2003, and the apartment units were never constructed.

Zoning History: The R-2 zoning was created by Ordinance No. 6479 establishing the South San Gabriel Zoned District on July 6, 1954. The CSD was adopted on February 27, 2001.

PROJECT DESCRIPTION

Proposed Site Design: The exhibit map, dated November 7, 2007, depicts one multi-family lot with four condominium units in two buildings with a “duplex” design. The overall front yard setback, located along Pine Street, is a proposed distance of 22 feet to Unit No. 1 from the property line. Northerly side yard setbacks to Unit Nos. 1, 2 and 3 are 10 feet. The southerly side yard setback is six feet to Unit Nos. 1 and 4, and 10.5 feet to Unit No. 2. The increased side yard setback near Unit No. 2 on the southerly edge of the subject property accommodates one proposed guest parking space near the middle of the development. The rear yard setback is 15 feet. Each unit has its own two-car garage for residents.

Access: 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 common 26 foot wide 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 private driveway and fire lane.

Grading: There is approximately 350 cubic yards of cut grading, to be transported offsite.

Open Space/Landscaping: Landscaping is proposed within the front, side and rear yards of the development, and the front yard will be approximately 71 percent landscaped.

Improvements: Required improvements include those for roadway (street trees, parkway, sidewalk, driveway apron, street lights), private driveway and fire lane, drainage, water main connection, sewer connection, and underground utilities.

GENERAL PLAN CONSISTENCY

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 subject property. As the proposed density of four dwelling units exceeds the maximum allowable density, staff must make an infill determination to allow the project density, which is within the Category 2 (Low-Medium Density Residential – 6 to 12 Dwelling Units Per Gross Acre) land use category of the General Plan. The applicant has submitted an infill study and is requesting additional density with an infill request.

I. GENERAL PLAN

A. General Goals and Policies (Infill)

The proposed development is located on a vacant, by-passed parcel of land in an area with a full range of public facilities and services. The development also proposes a higher density than allowed under the existing General Plan category. According to the General Goals and Policies Chapter of the General Plan,

“Infill areas should generally be developed to uses that are of slightly higher intensity than, yet compatible with, the character of the surrounding area...The infill lands are generally located in

areas which can accommodate additional development without a major impact on existing services and facilities. The limited need for improvements will mean substantial service cost savings for public agencies and more efficient utilization of existing services and facilities.”

(Policy Maps, Urban Areas, Page G-36)

B. Housing (New Construction)

The project proposes new residential development that will increase the overall supply of housing within the County. Concerning housing supply, the Housing Element of the General Plan states that:

“An ample supply of housing is necessary to stabilize the rising cost of housing and to ensure that all housing needs are met. The projected demand for housing can be met by preserving the existing housing stock and by new construction.”

(Needs and Policies, Housing Quantity, Page IV-31)

The Housing Element also states the following:

“Provide for new urban residential development principally in those areas that are in close proximity to existing community services and facilities.”

(Needs and Policies, Housing Quantity, Policy No. 3, Page IV-31)

C. Land Use (Land Use Efficiency - Townhomes)

The project proposes four new townhome units in an urbanized area. Regarding the efficient use of land, the Land Use Element states the following:

“Encourage development of well-designed twinhomes, townhouses and garden apartments, particularly on by-passed parcels within existing urban communities.”

(Needs and Policies, Policy Statement No. 1,
“Use Land More Efficiently”, Policy No. 2, Page LU-9)

SOUTH SAN GABRIEL CSD

The subject property is located within the boundaries of the South San Gabriel CSD. The proposed development complies with all applicable standards of the CSD, including those related to required front yard setback and required front yard landscaping. Regarding the front yard setback, the CSD requires that front yard setbacks in the R-2 zone “not be less than the average depth of all of the front yards on the same side of the street on the same block”, according to Section 22.44.131.D.2 of the Los Angeles County Code (Zoning Ordinance). The average front yard setback along Pine Street was determined to be 22 feet. As the subject project proposes a front yard setback of 22 feet, the subdivision is in compliance with this provision of the CSD.

Regarding front yard landscaping, the CSD requires a minimum of 50 percent (see Section 22.44.131.D.2). As the development proposes a total of 71 percent front yard landscaping, it is in compliance with the CSD. Future development would be required to comply with any additional standards of the CSD applicable at that time.

ENVIRONMENTAL DOCUMENTATION

On June 20, 2005, staff completed its review of the Initial Study Questionnaire submitted by the applicant and determined that the project qualifies for a Class 15 Categorical Exemption ("Minor Land Divisions"), according to the State and County environmental reporting guidelines.

Staff's environmental determination is attached.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

Subdivision Committee

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning ("Regional Planning"), Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Vesting Tentative Parcel Map and Exhibit Map dated November 7, 2007, and recommends approval with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

In coordination with the applicant, notification was provided to nearby residents and the surrounding community as listed below:

- Website Posting: On March 17, 2009, a copy of the library package containing draft copies of the hearing materials was posted on the Regional Planning website.
- Hearing Notices: On March 18, 2009, hearing notices were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property for an approximate total of 390 notices, as well as those on the courtesy mailing list for the South San Gabriel Zoned District.
- Library Package: On March 18, 2009, project materials, including a Vesting Tentative Parcel Map, Exhibit Map, land use map, draft conditions of approval and the environmental determination were sent to the San Gabriel Library.
- Newspaper Advertisement: On March 20, 2009, the public hearing notice was published in The San Gabriel Valley Tribune and La Opinion newspapers.
- Project Site Posting: On March 21, 2009, one hearing notice sign was posted at each property frontage along Graves Avenue and Pine Street.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

In the attached letter dated March 25, 2009, the County Sanitation Districts of Los Angeles County ("District") indicated that the proposed development is within the jurisdictional boundaries of District No. 15. The District indicates that "this letter does not constitute a

guarantee of wastewater service”; rather, it indicates that the District has enough existing capacity to meet the anticipated needs of the proposed development.

STAFF EVALUATION

I. SUMMARY

1. Project Design and Density (Infill Burden of Proof)

(Burden of Proof) The proposed development is requesting increased density according to the Infill Implementation Guidelines of the General Plan. With infill, the applicant requests a project density of 8.51 dwelling units per gross acre, which is within the Category 2 land use category of the General Plan. The existing Category 1 land use category allows a maximum of six dwelling units per gross acre.

According to the Infill Implementation Guidelines of the General Plan (Page Nos. 26-29), “land division proposals involving residential infill development, where proposed densities exceed those designated by the Land Use Policy Map” must show that:

- 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.

The applicant’s burden of proof responses are attached.

Below is staff’s analysis of the infill burden of proof:

- a) Community Character. The development proposes duplexes in an area consisting mainly of detached single-family residences on individual lots. However, the applicant’s infill study showed that six of the 18 parcels on the same block as the proposed development contain either a duplex or triplex building configuration, including the adjoining property to the south, which contains a duplex. This suggests that a similar pattern of development already exists in the immediate area. Further, the project site is located one block west of San Gabriel Boulevard, which contains several commercial uses of a higher intensity of use than single and two-family residences. This suggests that the proposed development is located at a “transition point” between the higher-intensity commercial uses to the east and the lower-intensity single-family residential uses to the west. Thus, based on the intensity of development proposed (duplexes) and location of development (transition point), the development is shown to be consistent with the character of the established community.

b) Sufficient Project Site. The project site is large enough to accommodate the proposed development, and the proposed development has sufficient yard setbacks to meet the Zoning Ordinance requirements, including those of the CSD. The project site has enough net area to allow up to four dwelling units, and therefore meets the requirements of the Zoning Ordinance. These facts indicate that the proposed development will be compatible with surrounding uses.

c) Public Services/Facilities. The proposed development is located on a vacant parcel of land in an urban area that has a full range of public facilities and services available, to include public sewer and water, paved roads with curbs, gutters and sidewalks, and utility connections. These facts indicate that the project will make efficient use of existing public facilities that have sufficient service capacity.

d) Local Parking and Traffic. The project will provide two covered parking spaces for each dwelling unit, meeting the parking requirements of the Zoning Ordinance for residential uses. In addition, one onsite guest parking space is proposed, exceeding the requirements of the Zoning Ordinance, which only requires guest parking for residential projects proposing 10 or more dwelling units. Regarding traffic, Public Works determined that the development will not adversely impact local traffic, and a traffic study was not required for the project.

e) Compatibility with Surrounding Uses. The project proposes a low-medium density multi-family residential use. All adjoining uses are low-density and low-medium density single-family and multi-family residences. The existing lot size is similar to the lot sizes in the surrounding area. There are several lots in the surrounding area that have multiple residences on one lot. These facts indicate that the scale and intensity of development is compatible with the surrounding uses (also see "a" above regarding "intensity"). In terms of design, beyond those project features already mentioned, future development of the duplexes would be required to comply with the additional standards of the Zoning Ordinance and/or CSD applicable at that time.

2. Project Design and Density (500-Foot Infill Radius Density Map)

Staff reviewed the infill radius density map submitted by the applicant. Based on the density map, the average density of surrounding residential parcels within a 500 foot radius of the subject property is 4.66 dwelling units per gross acre. The project proposes 8.51 dwelling units per gross acre. This would seem to indicate that the project density is potentially incompatible. However, 20 of the 98 residential parcels in the surrounding radius area have a density equal to or greater than the proposed project density. In addition, nine of the 20 higher density parcels in the radius area have a duplex or triplex building configuration, which is similar to the project proposal. This mixture of densities, residential use types and building configurations within the radius area can be explained by the adjoining R-A (Residential-Agricultural) and A-1 (Light Agricultural) zoning to the west and south of the subject property, respectively. In relation to the adjacent R-A and A-1 zones, the proposed higher density of the subject project located in the R-2 zone is contained in a location more proximate to the existing higher-density residential uses located in the R-2 zone. Although the proposed density is greater than the surrounding average density, the proposed density is compatible with the density of 20 parcels within the radius area. These facts indicate that the density, location and design of the proposed development are compatible with the surrounding community.

Based on these facts, staff is recommending approval of the infill request.

3. General Plan Consistency

The proposed development is consistent with the General Plan, as it allows for the implementation of the Infill policy of the General Plan, increases the supply of housing with new construction, and efficiently utilizes resources by proposing higher density duplexes on a vacant parcel in an urbanized area with existing services and facilities.

4. Subdivision/Zoning Code Compliance

The subject project complies with all applicable provisions of Title 21 of the County Code, (Subdivision Ordinance), including those related to a minimum street frontage of 50 feet for each residential parcel, required street access, street improvements, and required front yard tree plantings (one per single-family lot; or, for multi-family lots, one per dwelling unit).

The subject project also complies with all applicable provisions of Title 22 of the County Code (Zoning Ordinance), including those related to minimum net lot area of at least 2,500 square feet provided per proposed dwelling unit, building setbacks, and covered resident parking. In addition, at least 50 percent front yard landscaping and a minimum front yard setback of 22 feet have been proposed per the CSD requirements. Any future development would be required to comply with all applicable provisions of the Zoning and Subdivision Ordinances, to include those provisions of the Zoning Ordinance related to green building and drought-tolerant landscaping that are applicable prior to the issuance of building permits.

Regarding Low Impact Development ("LID"), staff has determined that the proposed development is exempt from LID standards.

5. Environmental Determination

The proposed development has been determined to be "Class 15 Categorically Exempt" from the State and County environmental reporting guidelines and procedures, 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 subject 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.

6. Community Concerns

Staff has not received any information indicating that the local community is concerned with the proposed subdivision, which was initially filed with the County in May of 2005. Staff has not identified any project features that are incompatible with the community character and/or would tend to diminish the quality of life within the existing community.

II. CONCLUSION

Based on the above facts, staff recommends approval of the proposed subdivision.

FEES/DEPOSITS

If approved as recommended by staff, the following shall apply:

Los Angeles County Librarian:

Staff Analysis

A fee (currently \$3,200.00) must be paid prior to building permit issuance for library facilities mitigation.

STAFF RECOMMENDATION

Based on an analysis of the above facts, staff recommends that the Hearing Officer close the public hearing, and **approve** Vesting Tentative Parcel Map No. 063158 with the attached findings and conditions.

Attachments:

- Factual
- Draft Findings and Conditions
- Environmental Determination (Class 15 Categorical Exemption)
- Correspondence
- Infill Burden of Proof
- Vesting Tentative Parcel Map No. 063158 and Exhibit Map, dated November 7, 2007
- Land Use Map
- GIS-Net Map
- Thomas Brothers Guide Map Page

SMT:jds

4/14/09

**COUNTY OF LOS ANGELES
DRAFT 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:
 - 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 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 Zoning Ordinance standards in the R-2 zone, to include those related to minimum lot area per unit, covered resident parking, front yard landscaping, and yard setbacks. Furthermore, 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. No other testimony was heard.
15. On April 21, 2009, after considering all testimony, the Hearing Officer closed the public hearing and approved Vesting Tentative Parcel Map No. 063158.
16. 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 Los Angeles County Code (Zoning Ordinance).
17. The project design will be required to comply with green building and drought-tolerant landscaping requirements prior to new construction.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
24. 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.
25. 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.
26. 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.
27. 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).
28. 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.

29. 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.

DRAFT 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 Title 22 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. A final parcel map is required. A waiver is not allowed.
13. 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).
14. 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.
15. 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.
16. 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.

DRAFT

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


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

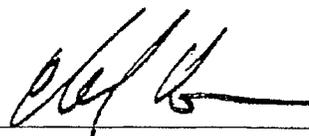
PARCEL MAP _____ 63158 _____
SUBDIVIDER _____ Chiu Tsang _____
ENGINEER _____ Engles Shen _____
GEOLOGIST _____ _____
SOILS ENGINEER _____ _____

TENTATIVE MAP DATED _____ 11-³~~1~~-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

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 11/7/07 ² ^{cn}
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 Andrew Ross AR 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.

WMD Name *J. E. Filant* 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.

TENTATIVE MAP DATE 11-07-2007
EXHIBIT MAP DATE 11-07-2007

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.

DAF
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

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



**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

Supv D 1st
March 11, 2009 10:41:20
QMB02F.FRX



**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)people x (0.003) Goal 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.
- 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



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
Chief Environmental Health Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016



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Fifth District

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.

A handwritten signature in black ink, appearing to read "Becky Valenti". The signature is written in a cursive, flowing style.

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



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

June 20, 2005

James E. Hartl AICP
Director of Planning

Engles Shen
1111 Corporate Center Dr., #302
Monterey Park, CA 91755

SUBJECT: INITIAL STUDY DETERMINATION LETTER
PROJECT: PM063158/ENVT200500101
8102 Graves Ave., Rosemead, CA 91770

On June 20, 2005, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- Use of previously prepared EIR
- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Other: _____
- Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact Rick Kuo of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

for Daryl Koutnik, Supervising Regional Planner
Impact Analysis Section

JEH:DLK:rk

LOS ANGELES COUNTY LETTERGRAM

TO	Land Divisions	FROM	Rick Kuo Impact Analysis
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SUBJECT: PM063158/RENV200500101
DATE: June 16, 2005

The proposed project is an application to subdivide the subject property into two lots consisting of 5,654 s.f. each. The project site is located in an urbanized area zoned for residential use, and the proposed project conforms with the General Plan and zoning requirements. All services and access to the proposed lots to local standards are available. As such, the proposed project qualifies for Class 15 Categorical Exemption – Minor Land Divisions.

The staff of the Impact Analysis Section recommends a Categorical Exemption since it meets the criteria set forth in Class 15 of the State EIR Guidelines (Article 19, Categorical Exemptions) and Class 15 of the County Guidelines (Appendix G, Categorically Exempt Projects).

If you have any questions regarding the above determination or environmental document preparation, please contact Rick Kuo of the Impact Analysis Section at 4-6461.

NOTICE TO LEAD SECTION: A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

Residential Infill Burden of Proof for
P.M.No. 063158, 8102 Graves Avenue, S san Gabriel

1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;

The proposed project is designed with the consideration of blend in the characteristics of the existing neighborhood and the community.

2. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;

The proposed project site is one of the larger lots in the neighborhoods, all design features beat or meet Code requirements.

3. The proposed project will not overburden existing public services and facilities;

The proposed project contains only four (4) units, within the limits of zoning code it should not overburden the existing public services and facilities.

4. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and

The design of the proposed project provides 2-car garages for each unit and a guest parking space. All local streets in the area have standard R/W and roadway width which sufficient to carry much more traffic than current volume observed. Also, all local streets are allowed for curbside parking that will certainly loosen up further of the existing trouble free conditions.

5. The proposed project is compatible with surrounding uses in terms of scale, intensity and design.

According to a density analysis for the area, the proposed project is compatible with surrounding neighborhood in terms of scale, intensity and design.



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

March 25, 2009

File No: 15-00.00-00

Mr. Jodie Sackett
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

MAR 26 2009

Dear Mr. Sackett:

Vesting Tentative Parcel Map No. 063158-(1)

This is in reply to your notice, which was received by the County Sanitation Districts of Los Angeles County (Districts) on March 23, 2009. The proposed development is located within the jurisdictional boundaries of District No. 15. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Hill Drive Extension Trunk Sewer, located in La Merced Road at Pine Street. This 10-inch diameter trunk sewer has a design capacity of 0.7 million gallons per day (mgd) and conveyed a peak flow of 0.3 mgd when last measured in 2005.
2. The wastewater generated by the proposed project will be treated at the Whittier Narrows Water Reclamation Plant (WRP) located near the City of South El Monte, which has a design capacity of 15 mgd and currently processes an average flow of 6.2 mgd, or the Los Coyotes WRP located in the City of Cerritos, which has a design capacity of 37.5 mgd and currently processes an average flow of 28 mgd.
3. The expected average wastewater flow from the project site is 780 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on

page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



Ruth I. Frazen

Customer Service Specialist
Facilities Planning Department

RIF:rf