RPC MEETING DATE May 19, 2010
AGENDA ITEM NO. 9

REGIONAL PLANNING COMMISSION
TRANSMITTAL CHECKLIST

PROJECT NO: PM070129 – (5)

CASE NO. Tentative Parcel Map No. 070129
CSD Modification Case No. 200800005
Environmental Assessment Case No. 200800087

CONTACT PERSON: Donald Kress

- ☒ STAFF REPORT
- ☒ DRAFT CONDITIONS
- ☒ DRAFT FINDINGS FOR APPROVAL
- ☐ FLAG LOT SUPPLEMENTAL INFORMATION FORM
- ☒ ENVIRONMENTAL DOCUMENTATION
- ☒ THOMAS BROTHERS MAP
- ☒ LAND USE RADIUS MAP
- ☒ TENTATIVE TRACT MAP
- ☐ SITE PLAN, ELEVATIONS
- ☒ PHOTOGRAPHS, INLCUDING AERIAL PHOTOGRAPH
- ☒ CORRESPONDENCE
- ☒ GIS-NET MAP
- ☒ INFILL BURDEN OF PROOF
- ☒ CSD MODIFICATION BURDEN OF PROOF

Reviewed By: _____

gisNET
department of regional planning

8844 Arcadia Avenue APN: 5379-014-010 1:2000 scale photo taken 2008

Printed On: May 3, 2010

Legend

Parcel Boundary
Arterial Street
Highway
Freeway

Master Plan of Highways
Expressway - (e)
Expressway - (p)
Ltd. Secondary Highway - (e)
Ltd. Secondary Highway - (p)
Parkway - (e)
Parkway - (p)
Major Highway - (e)
Major Highway - (p)
Secondary Highway - (e)
Secondary Highway - (p)
(e)-Existing (p)-Proposed

Railroad or Rapid Transit
Railroad
Rapid Transit
Underground Rapid Transit

Significant Ridgelines
Castaic CSD Primary
Castaic CSD Secondary
SMMNA Significant

Census Tract (2000)
Assessor Map Book (AMB) Bdy
Zoning Index Map Grid
Zoning Map Grid
USGS Quad Sheet Grid
The Thomas Guide Grid
TB Internal Page Grid
Very High Fire Hazard Serverity Zone
Community Standards District (CSD)
CSD Area Specific Boundary
ESHA (Coast Only)
Significant Ecological Area (SEA)
Section Line
Township and Range
National Forest
Equestrian District (EQD)
Transit Oriented District (TOD)
Setback District
Zoned District (ZD)
Supervisorial District Boundary

Safety Related Stations (From TB)
Fire Station
Highway Patrol
Police Station
Ranger Station
Sheriff Station

Zoning (Boundary)

Zoning
Zone A-1
Zone A-2
Zone B-1
Zone B-2
Zone C-1
Zone C-2
Zone C-3
Zone C-H
Zone C-M
Zone CPD
Zone C-R
Zone D-2
Zone IT
Zone M-1
Zone M-1.5
Zone M-2
Zone M-3
Zone MPD
Zone MXD
Zone O-S
Zone P-R
Zone R-1
Zone R-2
Zone R-3-( )U
Zone R-4-( )U
Zone R-A
Zone RPD
Zone R-R
Zone SP
Zone SR-D
Zone W

Landuse Policy (Not in Comm / Area Plan)
1 - Low Density Residential (1 to 6 du/ac)
2 - Low/Medium Density Residential (6 to 12 du/ac)
3 - Medium Density Residential (12 to 22 du/ac)
4 - High Density Residential (22 or more du/ac)
C - Major Commercial
I - Major Industrial
O - Open Space
P - Public and Semi-Public Facilities
RC - Rural Communities
R - Non-Urban
TC - Transportation Corridor

Inland Waterbody
Perennial
Intermittent
Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.

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0 80 160 ft.

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gisNET department of regional planning

PM 070129 8844 Arcadia Avenue APN: 5379 014 010 1:4000 scale 6 May 2010 D.C. Kress, planner

Printed On: May 6, 2010

Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
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- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
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- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Serverity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
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- Dry

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

PROJECT NO. PM070129 – (5)
TENTATIVE PARCEL MAP NO. 070129
CSD MODIFICATION CASE NO. 200800005
ENVIRONMENTAL ASSESSMENT CASE NO. 200800087

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No. 9	
PUBLIC HEARING DATE May 19, 2010	

APPLICANT	OWNER	REPRESENTATIVE
David Thom	Lusid Investments, LLC and Pilkia Partners, LLC	TriTech Associates, Inc.

REQUEST
TENTATIVE PARCEL MAP: To create one multi-family lot with three detached condominium units on 0.40 gross acres.
CSD MODIFICATION: To allow a 4.45-foot sideyard setback for Unit 2, an existing residence to partly remain, from the 7-foot side yard setback required by the CSD.

LOCATION/ADDRESS	ZONED DISTRICT
8844 Arcadia Avenue	South Santa Anita—Temple City
ACCESS Arcadia Avenue	**COMMUNITY** East Pasadena-San Gabriel
	EXISTING ZONING R-A (Residential Agricultural—5,000 Square Feet Minimum Required Lot Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
0.40 gross acres (0.38 net acres)	Three detached single-family residences	Parallelogram	Flat

SURROUNDING LAND USES & ZONING

North: Single-family residences; multi-family residences/ R-A, R-2 (Two-Family Residence)	**East:** : Single-family residences; multi-family residences/ R-A
South: : Single-family residences; multi-family residences/ R-A	**West:** : Single-family residences; multi-family residences/ R-A

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1 (Low Density—1 to 6 dwelling units per acre)	2 du	Yes, with infill

ENVIRONMENTAL STATUS
Negative Declaration

DESCRIPTION OF SITE PLAN
The tentative parcel map and exhibit map dated October 14, 2009, depict one multi-family parcel with three detached condominiums. The parcel will have a net area of 16,760 square feet. The property is improved with three detached single-family residences. One residence will be completely demolished and the other two residences will be partly demolished and remodeled. The residences will take access from a 20-foot wide private driveway and firelane from Arcadia Avenue, a 60-foot wide public street. 67.6 cubic yards of cut grading and 77.07 cubic yards of fill grading is proposed, with 9.47 cubic yards of graded material imported from offsite.

KEY ISSUES

- The applicant has requested to maintain the existing density of 7.5 dwelling units per acre, as there are currently three dwelling units on the subject property and the project proposes three dwelling units.
- The project is within the East Pasadena-San Gabriel Community Standards District ("CSD"). The project requires modification for side yard setback for one of the existing residences to partly remain and be remodeled. The project otherwise meets the CSD development standards or will be required to meet these standards 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* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

PROJECT NO. PM070129-(5)

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 ___ Paving _X_ Curbs and Gutters _X_ Street Lights

_X_ Street Trees ____ Inverted Shoulder _X_ Sidewalks ____ Off Site Paving ____ft.

☐ Water Mains and Hydrants

☐ Drainage Facilities

☒ Sewer ☐ Septic Tanks ☐ Other _____

☐ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

The proposed project meets the CSD development standards for minimum rear yard depth, minimum front yard depth, minimum distance between main buildings, and maximum lot coverage. At the time of building permit stage, the project will be required to meet the development standards for maximum building height, structure height and setback, front yard landscaping, maximum grade, maximum stories, maximum floor area, parking, and garages. Los Angeles County Department of Public Works conditions address the street lighting development standard of the CSD.

Prepared by: Donald Kress

PROJECT NO. PM070129-(5)
TENTATIVE PARCEL MAP NO. 070129
COMMUNITY STANDARDS DISTRICT MODIFICATION CASE NO. 200800005
STAFF ANALYSIS
FOR MAY 19, 2010 REGIONAL PLANNING COMMISSION
PUBLIC HEARING

PROJECT OVERVIEW

The applicant, David Thom, proposes a residential subdivision to create one multi-family parcel with three detached condominium units on approximately 0.40 gross acres, and a modification to the East Pasadena-San Gabriel Community Standards District ("CSD") to allow a reduced side yard setback for an existing residence that is to remain. The proposal requires approval of Tentative Parcel Map No. 070129 ("PM 070129") for the subdivision and Community Standards District Modification Case No. 200800005 ("CSD Mod 200800005") for the CSD modification.

The subject property is improved with three detached single-family residences. One residence will be completely demolished and the other two residences will be partly demolished and remodeled. The subject property is located at 8844 Arcadia Avenue, within the East Pasadena-San Gabriel Community Standards District CSD, within the boundaries of the South Santa Anita-Temple City Zoned District.

Major project features include:

- The subject property is within the East Pasadena-San Gabriel CSD. The project requires modification for side yard setback for one of the existing residences to partly remain and be remodeled.

- The applicant has requested to maintain the existing density of 7.5 dwelling units per acre, rather than the 6 dwelling units per acre allowed by the land use category.

- This project is not a condominium conversion because, though portions of two of the existing residences will remain, the remaining portion of the residence will be demolished to the point that it is considered a new residence and not a converted existing residence.

A Negative Declaration has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental factor, and as a result, will not have a significant effect on the physical environment.

REQUIRED APPROVALS

Tentative Parcel Map: The applicant requests approval of Tentative Parcel Map No. 070129 ("PM 070129") to create one multi-family parcel with three detached condominium units on approximately 0.40 gross acres.

CSD Modification: The applicant requests approval of CSD Modification Case No. 200800005 to allow a 4.45-foot side yard setback for Unit No. 2, an existing residence to partly remain, instead of the seven-foot side yard setback required by the CSD.

Environmental Determination: Environmental Assessment Case No. 200800087 recommends a Negative Declaration for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental factor, and as a result, will not have a significant effect on the physical environment.

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at 8844 Arcadia Avenue, in the South Santa Anita-Temple City Zoned District, within the East Pasadena-San Gabriel Community Standards District ("CSD").

Physical Features: The subject property consists of one lot which is approximately 0.40 gross acres (0.385 net acres) in size. The property is parallelogram-shaped with flat terrain.

Access: The three detached condominiums will take access from a 20-foot wide private driveway and firelane from Arcadia Avenue, a 60-foot wide public street.

Services: Domestic water service will be provided by Pasadena Water and Power. Domestic sewer service will be provided by the Los Angeles County Sanitation District. The project is within the boundaries of the Pasadena Unified School District.

EXISTING ZONING

Subject Property: The subject property is zoned R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area).

Surrounding Zoning: Properties to the south, north, and west of the subject property are zoned R-A. Properties to the east of the subject property are zoned R-A and R-2 (Two-Family Residence).

EXISTING LAND USES

Subject Property: The property is improved with three detached single-family residences, One residence will be completely demolished and the other two residences will be partly demolished and remodeled.

Surrounding Properties:
The surrounding land uses are single-family residences with some multi-family residences to the east, south, and west. The multi-family residences are mainly two- and three-family residences.

PREVIOUS CASE/ZONING HISTORY

The R-A zone was adopted by Ordinance No. 6287 on September 8, 1953, and effective October 9, 1953.

The East Pasadena-San Gabriel CSD became effective August 22, 2002, following the adoption of Ordinance No. 2002-0056 on July 23, 2002.

There are no previous cases on this Assessor's Parcel Number.

PROJECT DESCRIPTION

The tentative parcel map and exhibit map dated October 14, 2009, depict one multi-family parcel with three detached condominiums. The parcel will have a net area of 16,760 square feet. The property is improved with three detached single-family residences. One residence will be completely demolished and the other two residences will be partly demolished and then remodeled. Proposed Unit No. 3 will be a new unit; proposed Unit Nos. 1 and 2 will be the remodeled units. The condominiums will take access from a 20-foot wide private driveway and firelane, which includes a "hammerhead" fire truck turnaround, along the western property line from Arcadia Avenue, a 60-foot wide public street. A total of approximately 154 cubic yards of grading is proposed, including 67.6 cubic yards of cut grading, 77.07 cubic yards of fill grading, and 9.47 cubic yards of imported graded material.

GENERAL PLAN CONSISTENCY

The subject property is depicted within Category 1 (Low Density Residential - One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The applicant proposes to maintain the existing density of the subject property of 7.5 dwelling units per acre. The existing density is within Category 2 (Low-Medium Residential - Six to Twelve Dwelling Units Per Gross Acre) on the General Plan Land Use Policy Map.

According to the Infill Implementation Guidelines of the General Plan, the proposed project may maintain the existing Category 2 density 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.

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. This study depicts the density of all residential properties within 500 feet of the subject property, and reveals that there are 19 single-family properties and eight multi-family properties within 500 feet of the subject property which have densities of 7.5 dwelling units per acre or greater. Staff review of the infill study, the applicant's burden of proof responses, and the overall project, has determined that the project meets the above criteria and that the request to maintain the existing Category 2

density should be recommended for approval. A copy of the applicant's burden of proof is attached.

Additional applicable General Plan policies include:

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land (Policy 17, Land Use and Urban Development Pattern).

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities)(Policy 43, Housing and Community Development).

- Promote the provision of an adequate supply of housing by location, type and price (Policy 47, Housing and Community Development).

EAST PASADENA-SAN GABRIEL CSD

Pursuant to Section 22.44.135 of the Los Angeles County Code ("County Code"), the project must meet all applicable development standards of the CSD.

CSD DEVELOPMENT STANDARD	PROJECT COMPLIANCE
Maximum Building Height: 30 feet	Compliance determined at building permit stage.
Minimum Rear Yard Depth: 30 feet	Proposed project complies.
Structure Height and Setback: For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure: At five feet from the side property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height.	Compliance determined at building permit stage.
Minimum Side Yard Width: The minimum side yard width shall be 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet.	Minimum side yard width is seven feet. Applicant requests a modification of this requirement for Unit No. 2. Unit Nos. 1 and 3 comply.
Minimum Front Yard Depth: The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block.	Proposed project complies.

Front Yard Landscaping: A minimum of 50 percent of the required front yard shall contain softscape landscaping.	Compliance determined at building permit stage.
Distance Between Main Buildings: A minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height established on the same lot or parcel of land. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot or parcel of land.	Proposed project complies—main buildings are at least 20 feet apart.
Maximum Grade: The maximum grade shall be the average grade of adjoining lots or parcels of land unless modified by the director or county engineer where it is impractical due to topographic conditions.	Compliance determined at time of grading.
Maximum Stories: The maximum number of stories above grade shall be two.	Compliance determined at building permit stage.
Maximum Floor Area: The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot or parcel of land, the total maximum floor area shall be 50 percent of the net lot area	Compliance determined at building permit stage.
Maximum Lot Coverage: If there are multiple main residential buildings on the same lot or parcel of land, the total maximum lot coverage shall be 50 percent of the net lot area.	Proposed project complies—total maximum lot coverage of proposed building footprints is approximately 30 percent.
Parking: Two enclosed parking spaces are required for residences with one to four bedrooms. Parking spaces may not be below grade.	Compliance determined at building permit stage.
Garages: For lots or parcels of land with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet.	Compliance determined at building permit stage.
Street Lighting: Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.	See Public Works conditions.

CSD MODIFICATION

The applicant has requested a modification to the CSD for the required the minimum side yard width of 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet. The average lot width of the subject property is 70 feet; therefore, the minimum side yard setback is seven feet. The applicant requests a 4.45-foot sideyard setback for Unit No. 2, an existing residence with the portion requiring modification to remain.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

One item of correspondence has been received from a neighbor regarding this project. Concerns expressed in this letter are that the project has received a Negative Declaration and that "large housing projects are out of design character and scale for the majority of the neighborhood."

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map and exhibit map dated October 14, 2009 and recommends the attached conditions.

LEGAL NOTIFICATION REQUIREMENTS AND COMMUNITY OUTREACH

On April 14, 2010, approximately 400 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property and those on the courtesy mailing list. The public hearing notice was scheduled to be published in the San Gabriel Valley Tribune on April 19, 2010 and La Opinion on April 17, 2010. Project materials, including tentative parcel map, exhibit map, land use map and recommended conditions were mailed to the San Gabriel Library on April 15, 2010. A public hearing notice was posted on the subject property fronting Arcadia Avenue on April 15, 2010. Public hearing materials were also posted on the Department of Regional Planning's website.

STAFF EVALUATION

The proposed lots sizes of the project are consistent with the existing lot sizes, and meet the 5,000 square feet minimum net lot area requirement of the R-A zone.

The applicant's request for a CSD modification for side yard setback is supported by the fact that the structure the setback modification is requested for is an existing structure that is to partly remain.

The project must comply with the Los Angeles County Green Building and Drought-Tolerant Landscaping Ordinances as applicable prior to building permit issuance. The tentative map is exempt from the Los Angeles County Low-Impact Development ("LID") Ordinance as no slope-

density map was required and, prior to January 1, 2009, the soils report was approved; the drainage concept had been reviewed, returned to the applicant, and resubmitted; and the project had been through Subdivision Committee at least once.

This project should include more trees than the one tree required for this lot.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Commission close the public hearing, approve the Negative Declaration, and approve Tentative Parcel Map No. 070129 and CSD Modification Case No. 200800005 subject to the attached recommended conditions of the Subdivision Committee.

RECOMMENDED MOTION: I move that the Regional Planning Commission close the public hearing and approve the Negative Declaration.

RECOMMENDED MOTION: I move that the Regional Planning Commission approve CSD Modification Case No. 200800005 and Tentative Parcel Map No. 070129 subject to the attached recommended conditions.

Attachments:

- Factual
- Thomas Brothers Guide Page
- GIS-NET Map
- Aerial Photograph
- Draft Findings
- Draft Conditions
- Environmental Documentation
- Photographs
- Infill Burden of Proof
- CSD Modification Burden of Proof
- Correspondence
- Tentative Parcel Map and Exhibit Map No. 070129, dated October 14, 2009

SMT:dck
5/6/2010

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. PM070129 - (5)
COMMUNITY STANDARDS DISTRICT MODIFICATION CASE NO. 200800005

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Community Standards District Modification Case No. 200800005 ("CSD Mod 200800005") on May 19, 2010. CSD Mod 200800005 was heard concurrently with Tentative Parcel Map No. 070129 ("PM 070129").

2. CSD Mod 200800005 is a request to allow a 4.45-foot side yard setback for Unit No.2, an existing residence to partly remain, instead of the seven-foot side yard setback required by the CSD.

3. PM 070129 is a proposal to create on multi-family lot with three detached condominiums on 0.40 gross acres.

4. The subject property is located in the East Pasadena – San Gabriel Community Standards District ("CSD"). The applicant has submitted a CSD Modification request to allow modification of the required side yard setback from the seven feet required by the CSD to 4.45 feet for Unit No. 2, an existing residence to partly remain. The applicant has also submitted a tentative parcel map (dated October 14, 2009). This tentative parcel map demonstrates compliance with the CSD Modification request and other requirements of the CSD. The CSD modification shall not be effective until recordation of the final map for Parcel Map No. 070129.

5. The subject site is located at 8844 Arcadia Avenue, East Pasadena-San Gabriel, within the East Pasadena--San Gabriel CSD, within the South Santa Anita-Temple City Zoned District.

6. The parallelogram-shaped property is 0.40 gross acres (0.385 net acres) in size with flat topography. The property is improved with three detached single-family residences. One residence will be completely demolished and the other two residences will be partly demolished and remodeled.

7. The subject property consists of one parcel. The surrounding land uses are single-family residences, with some multi-family residences to the east, south, and west. The multi-family residences are mainly two- and three-family residences.

8. The condominiums will take access from a 20-foot wide private driveway and firelane from Arcadia Avenue, a 60-foot wide public street.

9. The subject property is depicted within Category 1 (Low Density Residential - One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). This land use designation would allow a maximum of two dwelling units on the site. The applicant has requested to maintain the existing density of 7.5 dwelling units per acre, as there are currently three dwelling units on the subject property and the project proposes three dwelling units.

10. The project site is currently zoned R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area). Properties to the south, north, and west of the subject

property are zoned R-A. Properties to the north of the subject property are zoned R-A and R-2 (Two-Family Residence).

11. The subject property is within the East Pasadena-San Gabriel CSD, which became effective August 22, 2002, following the adoption of Ordinance No. 2002-0056 on July 23, 2002. The project will have to comply with the CSD development standards.

12. The proposed project is required to comply with the development standards of the R-A Zone. Detached residences are permitted in the R-A Zone, pursuant to Section 22.20.410 of the Los Angeles County Code ("County Code").

13. The tentative parcel map and exhibit map dated October 14, 2009, depict one multi-family parcel with three detached residences. The parcel will have a net area of 16,760 square feet. The property is improved with three single-family residences, One residence will be completely demolished and the other two residences will be partly demolished and then remodeled. The residences will take access from a 20-foot wide private driveway and firelane from Arcadia Avenue, a 60-foot wide public street. A total of approximately 154 cubic yards of grading is proposed, including 67.6 cubic yards of cut grading, 77.07 cubic yards of fill grading, and 9.47 cubic yards of imported graded material.

14. One item of correspondence has been received from a neighbor regarding this project. Concerns expressed in this letter are that the project has received a Negative Declaration and that "large housing projects are out of design character and scale for the majority of the neighborhood."

15. SUMMARIZE EVENTS AT THE PUBLIC HEARING.

16. Future development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

17. The proposed land division and the provisions for its design and improvement to be consistent with the goals and policies of the General Plan. The land division promotes the efficient use of land through a more concentrated pattern of urban development.

18. The proposed land division is compatible with surrounding land use patterns.

19. The site is physically suitable for the land division and density being proposed. The property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.

20. An Initial Study 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 the Initial Study, a Negative Declaration has been prepared for this project.

21. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and approves the Negative Declaration.

22. The Commission finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.

23. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval.

24. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles Department of Regional Planning ("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, Regional Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:

A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22;

B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice;

C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design; and

D. That the unique characteristics of the neighborhood in which the site is located were considered.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a modification of the East Pasadena-San Gabriel CSD as set forth in Section 22.44.135 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Community Standards District Modification Case No. 200800005 is approved subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING **Exhibit Map Date: 10-14-09**
PROJECT NO. PM070129-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION CASE NO. 200800005

DRAFT CONDITIONS

1. Conform to the requirements of Title 22 of the Los Angeles County Code ("County Code"), the requirements of the R-A (Residential-Agricultural—5,000 Square Feet Minimum Required Lot Area) zone, as well as Tentative Parcel Map No. 070129. Also, conform to the requirements of the East Pasadena-San Gabriel Community Standards District ("CSD") except as otherwise modified herein.

2. Permission is granted for Unit No. 2 to continue the existing 4.45-foot east side yard setback (2.55-foot encroachment) for the existing portion of the structure from the required setback of seven feet, as modified herein and depicted on the Exhibit Map dated October 14, 2009.

3. All subsequent additions to Unit No. 2 shall comply with applicable standards and regulations, including the East Pasadena-San Gabriel CSD and County Code.

4. Within three (3) days after approval, the subdivider shall remit processing fees (currently $2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

5. 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 $200.00 per inspection).

6. The permittee shall defend, indemnify and hold harmless Los Angeles County (the "County"), its agents, officers, and employees from any claim, in action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which in action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.

7. In the event that any claim, action or proceeding as described above is filed against the County, the permittee 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 purposes 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 permittee, or the permittee's counsel. The permittee shall pay the following supplemental deposits, from which actual cost shall be billed and deducted:

a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the permittee 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 permittee, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

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

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. PM070129 - (5)
TENTATIVE PARCEL MAP NO. 070129

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 070129 ("PM 070129") on May 19, 2010. PM 070129 was heard concurrently with Community Standards District Modification Case No. 200800005 ("CSD Mod 200800005").

2. PM 070129 is a proposal to create one multi-family lot with three detached condominiums on 0.40 gross acres.

3. CSD Mod 200800005 is a request to allow a 4.45-foot side yard setback for Unit 2, an existing residence to partly remain, instead of the seven-foot side yard setback required by the East Pasadena-San Gabriel Community Standards District ("CSD").

4. The subject site is located at 8844 Arcadia Avenue, within the CSD, within the South Santa Anita-Temple City Zoned District.

5. The parallelogram-shaped property is 0.40 gross acres (0.385 net acres) in size with flat topography. The property is improved with three single-family residences. One residence will be completely demolished and the other two residences will be partly demolished and remodeled. Proposed Unit No. 3 will be a new unit; proposed Unit Nos. 1 and 2 will be the remodeled units.

6. The subject property consists of one parcel. The surrounding land uses are single-family residence with some multi-family residences. The multi-family residences are mainly two- and three-family residences.

7. The project site is currently zoned R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area). Properties to the south, east, and west of the subject property are zoned R-A. Properties to the north of the subject property are zoned R-A and R-2 (Two-Family Residence).

8. The detached condominiums will take access from a 20-foot wide private driveway and firelane from Arcadia Avenue, a 60-foot wide public street.

9. The subject property is depicted within Category 1 (Low Density Residential - One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). This land use designation would allow a maximum of two dwelling units on the site. "). The applicant proposes to maintain the existing density of the subject property of 7.5 dwelling units per acre. The existing density is within Category 2 (Low-Medium Residential - Six to Twelve Dwelling Units Per Gross Acre) on the General Plan Land Use Policy Map. The General Plan allows an increase of one plan category if the project satisfies the Infill Implementation Guidelines of the General Plan.

10. The applicant has proposed three dwelling units, which would exceed the maximum density allowed by this land use category.

11. The proposed project is required to comply with the development standards of the R-A Zone. Detached residential units are permitted in the R-A Zone, pursuant to Section 22.20.410 of the Los Angeles County Code ("County Code"). The proposed project meets the net area requirement of the R-A zone as the net area of the multi-family lot is 16,760 square feet; the three residence require a total of 15,000 square feet net area.

12. The subject property is within the East Pasadena-San Gabriel CSD. The project will have to comply with the CSD development standards of the CSD prior to building permit issuance.

13. The tentative parcel map and exhibit map dated October 14, 2009, depict one multi-family parcel with three detached condominiums. The parcel will have a net area of 16,760 square feet. The property is improved with three detached single-family residences. One residence will be completely demolished and the other two residences will be partly demolished and then remodeled. The residences will take access from a 20-foot wide private driveway and firelane along the western property line from Arcadia Avenue, a 60-foot wide public street. A total of approximately 154 cubic yards of grading is proposed, including 67.6 cubic yards of cut grading, 77.07 cubic yards of fill grading, and 9.47 cubic yards of imported graded material.

14. One item of correspondence has been received from a neighbor regarding this project. Concerns expressed in this letter are that the project has received a Negative Declaration and that "large housing projects are out of design character and scale for the majority of the neighborhood."

15. SUMMARIZE EVENTS AT THE PUBLIC HEARING.

16. The Commission finds that the project may maintain the existing density of 7.5 dwelling units per acre as the project satisfies the Infill Implementation Guidelines of the General Plan and the infill study indicates that a density of 7.5 dwelling units per acre is not out of character of the neighborhood.

17. The Commission finds that the proposed project requires two additional trees in addition to the one required tree for a total of three new trees. These trees shall be of a non-invasive species.

18. Future development on the proposed parcels must comply with the Los Angeles County Green Building and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

19. The tentative map is exempt from the Los Angeles County Low-Impact Development ("LID") Ordinance as no slope-density map was required and, prior to January 1, 2009, the soils report was approved; the drainage concept had been reviewed, returned to the applicant, and resubmitted; and the project had been through Subdivision Committee at least once.

20. The proposed land division and the provisions for its design and improvement to be consistent with the goals and policies of the General Plan. The land division promotes the efficient use of land through a more concentrated pattern of urban development.

21. The proposed land division is compatible with surrounding land use patterns.

22. The site is physically suitable for the land division and density being proposed. The property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.

23. The design of the subdivision and the type of improvements proposed 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.

24. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high-value riparian habitat.

25. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.

26. The division 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 as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

27. 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.

28. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the California Water Code.

29. 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.

30. An Initial Study 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 the Initial Study, a Negative Declaration has been prepared for this project.

31. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and approves the Negative Declaration.

32. The Commission finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.

33. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval.

34. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles Department of Regional Planning ("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, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION

1. Approves the Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves Tentative Parcel Map No. 070129 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

DRAFT CONDITIONS

1. The subdivider shall conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code ("County Code") including the area requirements of the R-A zone and of the East Pasadena-San Gabriel Community Standards District ("CSD").

2. The subdivIder shall place the following note on the final map to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Department of Public Works ("Public Works"): "Parcel No. 1 of this map is approved as a condominium project for a total of three detached residential units 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 easement for the units."

3. The subdivider shall submit a copy of the Covenants, Conditions, and Restrictions ("CC&R's") to Regional Planning for review and approval.

4. The subdivider shall label the driveway as "Private Driveway and Firelane" on the final map.

5. The subdivider shall post the driveway with "No Parking—Fire Lane" signs and provide for its continued enforcement in the CC&R's. The subdivider shall submit a copy of the document to be recorded to the Regional Planning for approval prior to final map approval.

6. The subdivider shall provide for the maintenance of any driveway required to be a fire lane by the Los Angeles County Fire Department, through CC&R's. Submit a copy of the draft document to Regional Planning for review prior to final map approval.

7. The subdivider shall provide in the CC&R's 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 draft document to Regional Planning for review prior to final map approval.

8. The subdivider shall provide in the CC&R's a method for continual maintenance of the common areas, including the driveways and the lighting system along the walkways to the satisfaction of Regional Planning. Submit a copy of the draft document to Regional Planning for review prior to final map approval.

9. All future development on the proposed lots must comply with the Los Angeles County Green Building Ordinance, Low Impact Development Ordinance, and Drought-Tolerant Landscaping Ordinance at building permit issuance.

10. A final parcel map is required for this subdivision. A parcel map waiver is not allowed.

11. The existing residence to be completely demolished must be demolished prior to final map approval. Provide proof of demolition to the satisfaction of the Regional Planning.

12. Work may not commence on the two residences to be partly demolished and remodeled until after final map recordation. No new units may be constructed until after final map recordation.

13. The subdivider or successor in interest shall plant at least one tree of a non-invasive species in the front yard of the parcel. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Los Angeles County Department of Regional Planning ("Regional Planning"), and a bond shall be posted with the Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required tree.

14. Within three (3) days after approval, the subdivider shall remit processing fees (currently $2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

15. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the West San Gabriel Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment (currently $800.00 per dwelling unit) and provide proof of payment to the Department of Regional Planning. The fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the Librarian at (562) 940-8450 regarding payment of fees.

16. 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 $200.00 per inspection).

17. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this approval, which is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.

18. In the event that any claim, action, or proceeding as described in the condition abovie is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which the actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient 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 an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 70129 (Rev.)

TENTATIVE MAP DATE 10-14-2009
EXHIBIT MAP DATE 10-14-2009

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. Quite claim or relocate easements running through proposed structures.

8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

9. Place standard condominium notes on the final map to the satisfaction of Public Works.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.

12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HCW

Prepared by Henry Wong Phone (626) 458-4910 Date 11-03-2009

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO.: 070129

REVISED TENTATIVE MAP DATE: 10/14/09
REVISED EXHIBIT MAP DATE: 10/14/09

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

1. Comply with the requirements of the Hydrology/Drainage Concept, which was conceptually approved on 1/29/09 to the satisfaction of the Department of Public Works.

Name Christopher Sheppard Date 10/29/2009 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 70129

TENTATIVE MAP DATED 10-14-2009
EXHIBIT MAP DATED 10-14-2009

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. Provide approval of:

   a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

5. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

6. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

MDE

Name David Esfandi Date 10/28/09 Phone (626) 458-4921

Sheet 1 of 1

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

TENTATIVE PARCEL MAP 70129
SUBDIVIDER Lusid Investments, LLC
ENGINEER Tritech Associates, Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 10/14/09 (Revision)
LOCATION San Gabriel
GRADING BY SUBDIVIDER [Y] (Y or N) - 77 y^3
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.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 10/26/09 is attached.

Reviewed by _____ Date 10/27/09
Geir Mathisen

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
70129, PM4 APP

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 ---
PCA LX001129
Sheet 1 of 1

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Tentative Parcel Map 70129
Location Arcadia Avenue, San Gabriel
Developer/Owner Lusid Investments, LLC
Engineer/Architect Tritech Associates, Inc.
Soils Engineer ---
Geologist ---

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning 10/14/09 (rev.)
Previous Review Sheet Dated 9/18/08

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: ***http://dpw.lacounty.gov/gmed/Manual.pdf***
2. At the grading stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

REGISTERED PROFESSIONAL ENGINEER
JEREMY WAN
NO. C67563
EXP. 6/30/11
CIVIL
STATE OF CALIFORNIA

Prepared by _____ Date 10/26/09

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.

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

1. Dedicate right of way 30 feet from centerline on Arcadia Avenue. Five feet of additional right of way is required beyond the existing right of way line.

2. Construct new driveway approaches at the site to meet current Americans with Disabilities Act (ADA) standards to the satisfaction of Public Works.

3. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Arcadia Avenue to the satisfaction of Public Works.

4. Construct 5 feet of sidewalk adjacent to the right of way line along the property frontage on Arcadia Avenue to the satisfaction of Public Works

5. Relocate or remove the portion of the existing wall along the eastern property line that is located within the public right of way or to be dedicated right of way.

6. Relocate or remove the existing shrubs along the property frontage on Arcadia Avenue that are within the public right of way or to be dedicated right of way.

7. Repair any damaged improvements during construction along the property frontage on Arcadia Avenue to the satisfaction of Public Works.

8. Plant street trees along property frontage on Arcadia Avenue to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.

9. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on Arcadia Avenue to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division to allow the maximum time for processing and approval. For additional information, please contact the Street Lighting Section at (626) 300-4726.

    b. The proposed development is within an existing Lighting District. Upon tentative parcel map approval, the applicant shall comply with the

conditions of acceptance listed below in order for the Lighting Districts to pay for the future operation and maintenance of the street lights.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

For acceptance of street light transfer of 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. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights located within gated communities.

8. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

9. 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 Matthew Dubiel Phone (626) 458-4921 Date 10-26-2009

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 70129 (Rev.)

TENTATIVE MAP DATED 10-14-2009
EXHIBIT MAP DATED 10-14-2009

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

- The subdivider shall install separate house laterals to serve each building in the land division to the satisfaction of Public Works.

HW

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 11-03-2009

pm70129s-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 70129 (Rev.)

TENTATIVE MAP DATED 10-14-2009
EXHIBIT MAP DATED 10-14-2009

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. 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.

4. Install a separate water irrigation systems for recycle water use per landscape plans.

5. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Works.

6. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

HW

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 11-03-2009

pm70129w-rev3.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 70129 Map Date: October 14, 2009 - Ex A

C.U.P. _____ Vicinity: _____

☐ **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 503 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 adequate as shown on the Exhibit Map. Fire Department recommends approval of this subdivision.**

By Inspector: *Juan C. Padilla* Date November 3, 2009

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 70129 Map Date: October 14, 2009 - Ex A

Revised Report _____

☐ 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.

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

Comments: **Per Pasadena Water and Power fire flow test conducted on 02-26-09, the existing fire hydrant 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 November 3, 2009

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 # **70129**	DRP Map Date: **10/14/2009**	SCM Date: / /	Report Date: **11/05/2009**
Park Planning Area # **42**	**WEST SAN GABRIEL VALLEY**		Map Type: **REV. (REV RECD)**

Total Units **3** = Proposed Units **0** + Exempt Units **3**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	**0.00**
IN-LIEU FEES:	**$0**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $0 in-lieu fees.

Trails:

No trails.

Comments:

This project involves the partial or complete demolition of three single-family residences. Three new detached condominium units will be created. There is no net increase in housing units.

Advisory:

Advisory: the Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5135.

By: _____
James Barber, Land Acquisition & Development Section

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **70129**	DRP Map Date: **10/14/2009**	SMC Date: **/ /**	Report Date: **11/05/2009**
Park Planning Area # **42**	**WEST SAN GABRIEL VALLEY**		Map Type: **REV. (REV RECD)**

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

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where:

P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **3** = Proposed Units **0** + Exempt Units **3**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	0	0.00
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			3	
			Total Acre Obligation =	**0.00**

Park Planning Area = **42 WEST SAN GABRIEL VALLEY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	$402,088	**$0**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	**0.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	$402,088	**$0**

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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

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

November 5, 2009

RFS No. 09-0029669

Parcel Map No. 070129

Vicinity: San Gabriel

Tentative Parcel Map Date: October 14, 2009 (3rd Revision)

☒ Environmental Health recommends approval of this tentative map.

☐ Environmental Health does **NOT** recommend approval of this tentative map.

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 070129** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by **Pasadena Water and Power**, a public water system.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facility as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5262.

Respectfully,

Ken Habaradas, REHS
Bureau of Environmental Protection

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: *PM 070129/RENVT200800087*

1. DESCRIPTION:

Applicant proposed to demolish one existing residence and construct one new condominium and partly demolish and then remodel two other existing residences. Ingress and egress will be provided by a 26-foot-wide driveway from Arcadia Avenue. Grading will involve approximately 68 cubic yards (c.y.) of cut and 77 c.y. of fill with 9.5 c.y. imported. The applicant is requesting a CSD modification to allow a 4.45-foot side yard setback for Unit 2 instead of the required 7-foot side yard setback.

2. LOCATION:

8844 East Arcadia Avenue, San Gabriel

3. PROPONENT:

Lusid Investments
2505 North Lamer Street
Burbank, CA 91504

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: *Anthony Curzi*

DATE: *March 2, 2009*

STAFF USE ONLY

PROJECT NUMBER: *PM 070129*
CASES: *RENVT200800087*

* * * * INITIAL STUDY * * * *

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *10/14/2009* Staff Member: *Anthony Curzi*

Thomas Guide: *566-H7* USGS Quad: *El Monte*

Location: *8844 E. Arcadia Avenue, San Gabriel*

Description of Project: *Applicant proposes to demolish one existing residence and construct one new condominium and partly demolish and then remodel two other existing residences. Ingress and egress will be provided by a 26-foot-wide driveway from Arcadia Avenue. Grading will involve approximately 68 cubic yards (c.y.) of cut and 77 c.y. of fill with 9.5 c.y. imported. The applicant is requesting a CSD modification to allow a 4.45-foot side yard setback for Unit 2 instead of the required 7-foot side yard setback.*

Gross Acres: *0.40*

Environmental Setting: *Project site is located in a suburbanized area of East Pasadena. Surrounding uses consist of single- and multi-family residential. There are no oak trees on site, nor are there any watercourses or other biological resources.*

Zoning: *R-A (Residential Agriculture)*

General Plan: *Category 1-Low Density Residential (1 to 6 dwelling units per acre)*

Community/Area wide Plan: *NA*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
PM 061232	*One multi-family lot with three detached condominium units (approved).*
PM 062348	*One multi-family lot with three detached condominium units (approved).*
TR 068037	*One multi-family lot with nine attached condominium units (approved).*
PM 067164	*Three lot subdivision (pending).*
TR 060107	*One multi-family lot with 12 detached condominium units (pending).*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies	Special Reviewing Agencies	Regional Significance
☒ None	☐ None	☒ None
☐ Regional Water Quality Control Board	☐ Santa Monica Mountains Conservancy	☐ SCAG Criteria
☐ Los Angeles Region	☐ National Parks	☐ Air Quality
☐ Lahontan Region	☐ National Forest	☐ Water Resources
☐ Coastal Commission	☐ Edwards Air Force Base	☐ Santa Monica Mtns. Area
☐ Army Corps of Engineers	☐ Resource Conservation District of Santa Monica Mtns. Area	☐
☐	☒ City of Pasadena	☐
☐	☒ City of San Marino	☐
☐	☒ City of Arcadia	☐
☐	☐	☐
☐	☐	☐
	☐	
Trustee Agencies	☐	**County Reviewing Agencies**
☒ None	☐	☒ Subdivision Committee
☐ State Fish and Game	☐	☐ DPW:
☐ State Parks	☐	☒ Public Health: Environmental Hygiene
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☒	☐	☐	

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Anthony Curzi Date: 3/2/2009

Approved by: Paul McCarthy Date: 3-2-09

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?
c.	☐	☒	☐	Is the project site located in an area having high slope instability?
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☒	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☐ Approval of Drainage Concept by DPW

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8
☐ Fuel Modification / Landscape Plan

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Noise Control (Title 12 – Chapter 8) ☐ Uniform Building Code (Title 26 - Chapter 35)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☒	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	☐	☒	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit
☐ Plumbing Code – Ordinance No.2269
☐ Health Code – Ordinance No.7583, Chapter 5
☐ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ **MITIGATION MEASURES**
☐ Project Design ☐ Air Quality Report

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ ERB/SEATAC Review ☐ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☒	☐	Other factors (e.g., grading or landform alteration)?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
				No net increase in residential units.
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site?
				No net increase in residential units.
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Fire Mitigation Fee

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**
☐ Toxic Clean-up Plan

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment,** or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☒	☐	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

PM 070129 8844 Arcadia Avenue photos taken 29 April 2010 DCKress, planner

ABOVE: Facing south at the subject property.
BELOW: Facing southeast across the subject property

PM 070129 8844 Arcadia Avenue photos taken 29 April 2010 DCKress, planner

ABOVE: Facing southwesterly along Arcadia Avenue in front of subject property.
BELOW: Facing northeasterly along Arcadia Avenue in front of subject property.

PM 070129 8844 Arcadia Avenu photos taken 29 April 2010 DCKress, planner

ABOVE: Across Arcadia Avenue from the subject property.
BELOW: 8845-8851 Greenwood Avenue, which abuts the subject property to the rear.

TRITECH ASSOCIATES

SUBDIVISION SURVEY ENGINEERING DESIGN
135 N. SAN GABRIEL BLVD. SAN GABRIEL, CA 91775
TEL: (626) 570-1918 FAX: (626) 570-1212
Email: info@tritechassociates.com

August 25, 2009

To: County Of Los Angeles
Department of Regional Planning
320 W Temple Street
Los Angeles, CA

Re: 8844 Arcadia Ave
San Gabriel
PM70129

Burden Of Proof

The subdivider's substantiation is as follows:

(a) That the proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community.

- **We are not proposing to change the zone of the property and therefore would not affect the neighborhood's characteristics and/or disrupt the peace. In fact, there are quite a few properties in the neighborhood with similar density and same size houses on them as our project. For example, the following is a list of properties that samples of what we are proposing to do.**

On Arcadia Avenue:
8714, 8716 & 8718
8719, 8721 & 8723
8722, 8724 & 8726
8725, 8727 & 8729
8736, 8738 & 8740
8914, 8916 & 8918

Right around the corner of Arcadia Avenue and Greenwood Avenue:

On Greenwood Avenue:
8730, 8732 & 8734
8736, 8738 & 8740
8806, 8808 & 8810

(b) That the proposed project site is sufficient size to accommodate design features necessary to ensure compatibility with surrounding uses.

- **Our lost is 17,123 square feet (0.40ac), which is a sufficient to satisfy the requirement for 3 unit subdivision.**

(c) That the proposed project will not overburden existing public services and facilities.

- **There currently exists Water, Gas, Public Sewer, Telephone & Cable T.V. services, which have the pre-existing capacity to serve the proposed project.**

(d) That the proposed use will not adversely impact local traffic and parking conditions.

- **The condominium units have a 2-car garage per unit. This will meet the on-site parking requirements. Furthermore, this project will not add any more unit other than what already exist, therefore should affect increase in density.**

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

- **The proposed development will have units that are compatible with the houses in the neighborhood especially the homes right next to the subject site and the other newer custom homes on the same block. The new units will be decorated with details that are found in the same neighborhood.**

If there are any further questions in regards to this project please contact me at any time at (626) 570-1918 or email me at amy@tritechassociates.com.

Sincerely,

Amy Hoong
Project Coordinator

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT (CSD)
MODIFICATION BURDEN OF PROOF

Pursuant to Zoning Code Section 22.44.135.C.4, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. Address how the principles and standards of Section 22.56.1690 are met, which are that the use, development of land and/or application of development standards are:
1. In compliance with all applicable provisions of Title 22;
2. When considered on the basis of suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property, and is in conformity with good zoning practice; and
3. Is suitable from the standpoint of functional developmental design.

yes, this project will be in compliance because we are actually not changing anything. There are 3 existing units already.

B. Describe how each modification request is consistent with the unique characteristics of the neighborhood in which the site is located (i.e. topographic features, lot design, setbacks, height, floor area, lot coverage, etc.). Please include addresses, specific description of the structure(s) and circumstances involved. Include photos and sketches if necessary.

This project request one side yard set back modification on the second house due to the fact that the second house will be a modification of a existing building. and our project will keep the side yard setback for this existing house.

Redd 9/22/09

5/2/10

Attn: Donald Kress

Re: Proj. No PM070129-(5)
Tentative Parcel Map. No. 070129
Com. Standards Dist. Mod Case # 200800005
Environ. Assessment Case # 200800087

Fr:

Pamela McLeod
8754 Greenwood Ave.
San Gabriel, CA 91775

MAY - 4 2010

I am opposed to this project for the following reasons:

1) The project received a Negative Declaration pursuant to State and County Environmental Reporting Guidelines

2) These large housing projects are out design character and scale for the majority of the neighborhood.

Please stop this project. I have lived here as a homeowner for 11 years and plan to stay, but these ridiculously large projects should be defeated.

Thank you,

Ms. McLeod