



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California
 90012
 Telephone (213) 974-6443

PROJECT NO. PM070454-(5)
TENTATIVE PARCEL MAP NO. 070454

HO MEETING DATE	CONTINUE TO
AGENDA ITEM # <i>H.</i>	
PUBLIC HEARING DATE December 15, 2009	

APPLICANT Johnny Yu and Nancy Hung	OWNER Johnny Yu and Nancy Hung	REPRESENTATIVE Hank Jong
--	--	------------------------------------

REQUEST
 Tentative Parcel Map to create two (2) single family lots on 0.35 gross acre (0.27 net acre).

LOCATION/ADDRESS 2587 South 10 th Avenue, Arcadia, CA 91006	ZONED DISTRICT South Arcadia
ACCESS South 10 th Avenue	COMMUNITY South Monrovia Islands
	EXISTING ZONING R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area)

SIZE 0.35 gross acre (0.27 net acre)	EXISTING LAND USE Single Family Residence	SHAPE Rectangle	TOPOGRAPHY Relatively flat
--	---	---------------------------	--------------------------------------

SURROUNDING LAND USES & ZONING

North: Single-family residences, mobile home park / R-A	East: Single-family residences, duplex, two multi-family residences / R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area)
--	---

South: Single-family residences / R-A	West: Single-family residences / City of Arcadia
--	---

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	"1" Low Density Residential (One to Six Dwelling Units Per Acre)	Two	Yes

ENVIRONMENTAL STATUS
 This project is determined to be Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of California Environmental Quality Act guidelines.

DESCRIPTION OF SITE PLAN
 Tentative Parcel Map dated May 20, 2009 depicts the subdivision of a 0.35 gross acre lot into two single family residential lots. The subdivision will result in one 5,000 net square-foot rectangular lot (Parcel 1) and one 6,600 net square-foot flag lot (Parcel 2). An existing single-family residence and detached garage are to be removed. Parcel 1 will take direct access from South 10th Avenue. Parcel 2 is accessible from South 10th Avenue via a 15-foot wide private driveway and fire lane. A 6-inch landscaping strip is depicted along the private driveway to accommodate vertical landscaping.

KEY ISSUES

- The site is developed with one single family residence and a detached garage to be demolished.
- The proposed subdivision is subject to additional findings by the decision maker as to the suitability of the proposed flag lot design at the subject location.

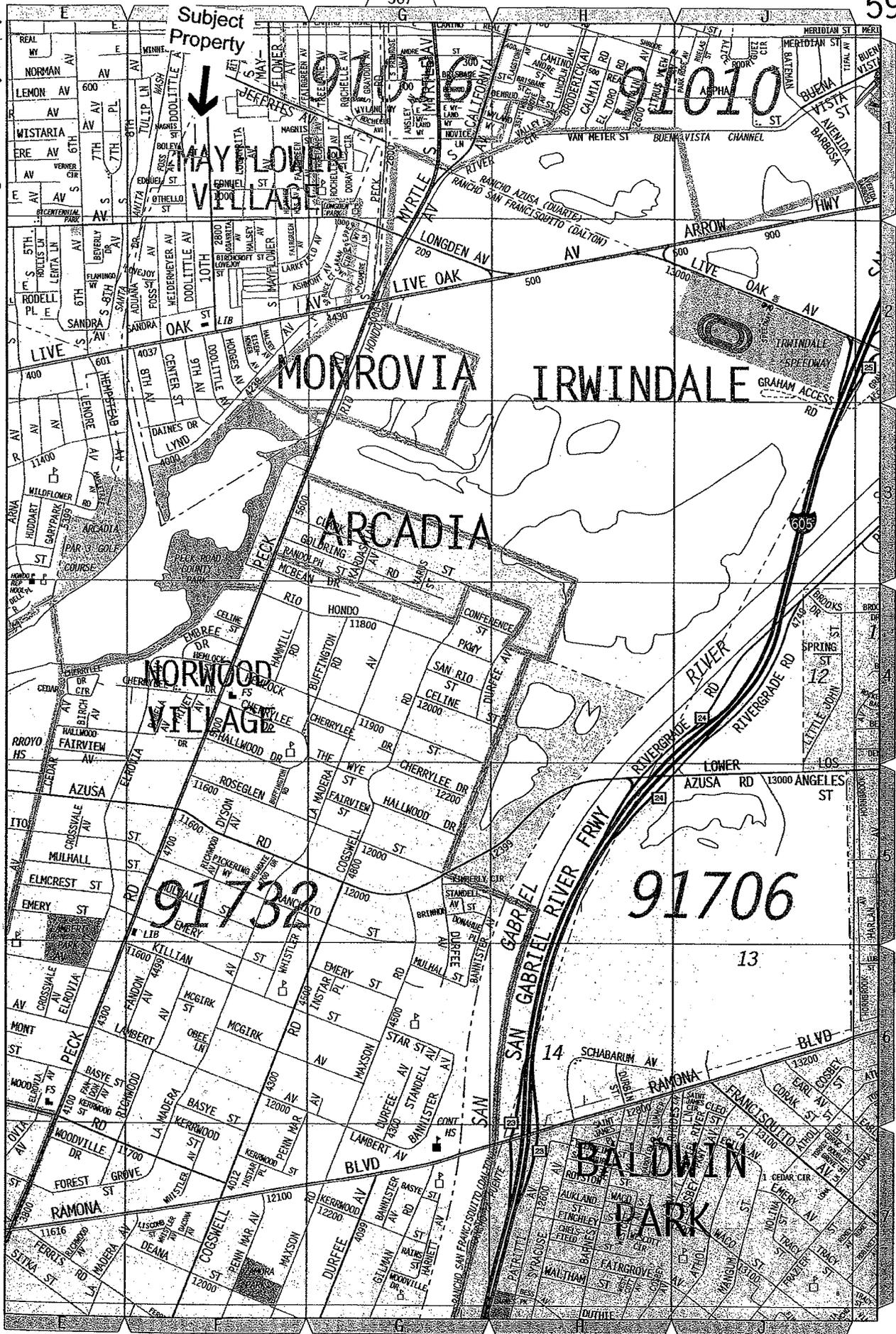
(If more space is required, use opposite side)

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

© 2008 Rand McNally & Company



SEE 598 MAP

Map taken from:
 "The Thomas Guide, 2008 Edition"
 Copyright 2008 Rand McNally & Co.
 Project No. P1070454
 Case No. Tentative Parcel Map 070454

**PROJECT NO. PM070454-(5)
TENTATIVE PARCEL MAP NO. 070454**

**STAFF ANALYSIS
December 15, 2009 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Johnny Yu and Nancy Hung, requests a Tentative Parcel Map to create two single-family lots, including one flag lot, on 0.35 gross acre (0.27 net acre) at 2587 South 10th Avenue, Arcadia.

The subject property is zoned R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area), and developed with a single family residence and detached garage. Existing structures are to be demolished upon approval of the parcel map. The project site is located in Arcadia, within the unincorporated community of South Monrovia Islands, in South Arcadia Zoned District of the Fifth Supervisorial District.

The proposed subdivision is consistent with the maximum density established by the “1”-Low Density Residential land use policy designation of the Los Angeles Countywide General Plan (“General Plan”). This category allows the subject property to have a maximum density of two dwelling units. Two single-family residential lots are proposed.

The project is determined to be categorically exempt from the reporting requirements of the California Environmental Quality Act (“CEQA”) pursuant to Section 15315 (Minor Land Divisions) of CEQA guidelines.

DESCRIPTION OF SUBJECT PROPERTY

Location: The project site is located at 2587 South 10th Avenue, Arcadia, between Jeffries Avenue and Boley Street within the unincorporated community of South Monrovia Islands.

Physical Features: The subject property is a level, rectangular 0.35 gross acre (0.27 net acre) lot developed with a single-family residence and detached garage.

Access: The proposed parcels will take access from South 10th Avenue. Parcel 1 will take access directly from South 10th Avenue; Parcel 2, via a 15-foot wide private driveway and fire lane from South 10th Avenue.

Services: Domestic water service is to be provided by the Golden State Water Company, a public water system. Sewage disposal service is to be provided by the Los Angeles

County Sanitation District. The project site is within the Monrovia Unified School District.

ENTITLEMENT REQUESTED

Tentative Parcel Map: Approval of Tentative Parcel Map No. 070454 to create two single-family lots on 0.35 gross acre (0.27 net acre).

EXISTING ZONING

Subject Property: The project site is zoned R-A.

Surrounding Properties:

North: R-A

East: R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area)

South: R-A

West: City of Arcadia

EXISTING LAND USES

Subject Property: The project site is currently developed with a single-family residence and detached garage.

Surrounding Properties:

North: Single-family residences, mobile home park

East: Single-family residences, duplex, multi-family residences

South: Single-family residences

West: Single-family residences

PREVIOUS CASE/ZONING HISTORY

- The current R-A zoning was established by Ordinance No. 9440, effective December 8, 1967.

PROJECT DESCRIPTION

Tentative Parcel Map No. 070454 dated May 20, 2009 depicts the subdivision of 0.35 gross acre (0.27 net acre) lot into two single family residential lots. The subdivision will result in one rectangular parcel with a net area of 5,000 square feet (Parcel No. 1) and one flag lot with a net area of 6,600 square feet (Parcel No. 2).

Existing single-family residence and detached garage are to be removed. Some existing trees are also to be removed as indicated on the Tentative Parcel Map. There are no oak trees. The proposed project will require 550 cubic yards of fill grading.

Access to the proposed parcels will be via South 10th Avenue. Parcel No. 1 will take direct access from South 10th Avenue. Parcel No. 2 will take access from South 10th Avenue via a 15-foot wide private driveway and fire lane. A six-inch landscaping strip is provided along the private driveway to accommodate vertical landscaping on the six-foot block wall separating Parcel 1 and Parcel 2.

Maximum six-foot combination retaining and block walls are proposed along the perimeter of the northern, western, and southern property lines of Parcel 2. As required by the Los Angeles County Code ("County Code"), the height of walls at the 20 feet front yard setback is three feet

GENERAL PLAN CONSISTENCY

The subject property is designated by the General Plan as Land Use Policy Category "1" - Low Density Residential. The maximum density allowed by this category is six dwelling units per acre. The subject property is 0.35 gross acre, thus the maximum allowed density is two dwelling units or two single-family residential lots. The project is consistent with the density allowed by the land use policy.

In addition to regulating density, the General Plan also specifies land use policies and goals. The proposed project is consistent with the following policies of the Land Use Element:

Policy 7: "Assure that new development is compatible with natural and manmade environment by implementing appropriate locational controls and high quality design standards." (Page LU-10)

Policy 8: "Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic." (Policy 8, Page LU-10)

Policy 18: "Ensure that future land division activity within Los Angeles County occurs in strict compliance with State and local laws." (Page LU-11)

FLAG LOT SUPPLEMENTAL INFORMATION

Section 21.24.320 of the County Code allows the Hearing Officer or the Regional Planning Commission to consider topographic conditions, size and shape of the division of land, or neighborhood pattern to determine the suitability of a flag lot design.

The subject property is a narrow rectangular lot with 65 feet of street frontage. Subdivision of the subject property would not be feasible without a flag lot design as the County Code requires 50 feet of street frontage. The proposed flag lot design allows Parcel 1 to provide the required 50 feet of street frontage and Parcel 2 to have a 15-foot wide private driveway.

The proposed flag lot is compatible with the development pattern in the area. There are six lots with flag lot configuration within 500-foot radius of the subject property. To improve the visual aesthetics of the proposed flag lot and the block wall separating Parcel 1 from Parcel 2, a six-inch landscaping strip is proposed along the access strip to provide vertical landscaping.

The applicant's responses are attached.

ENVIRONMENTAL DOCUMENTATION

The Los Angeles County Department of Regional Planning staff determined that the proposed project is Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of California Environmental Quality Act (CEQA) guidelines.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee, consisting of Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health reviewed the proposed Tentative Parcel Map dated May 20, 2009. The committee recommends approval of the project with conditions. The conditions required by each department are attached to this report.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On November 9, 2009, hearing notices regarding this proposal were mailed to all property owners within 1,000 feet radius of the project site and to interested parties.

The public hearing notice was also published in San Gabriel Valley Tribune and La Opinion on November 10, 2009 and November 7, 2009 respectively. Project materials, including the Tentative Parcel Map, Land Use Map, County's draft conditions of approval,

and environmental documentation were sent to the Live Oak Public Library on November 9, 2009. The hearing notice was posted on the project site on November 15, 2009. Some public materials were also made available on the Department's website.

CORRESPONDENCE RECEIVED

To date, no correspondence has been received.

STAFF EVALUATION

The proposed development is consistent with all applicable provisions of Title 21 (Subdivision Ordinance) and Title 22 (Zoning Ordinance) of the County Code, and with the General Plan. The proposed project has been reviewed for compliance with the Subdivision Map Act. The proposed single-family lots are consistent with R-A zoning per County Code Section 22.20.410. The proposed lots also comply with the 5,000 net square feet minimum required lot area as provided in Section 22.52.100.D.4.

The proposed project is also consistent with the General Plan. The proposed density is two dwelling units as allowed by the General Plan's land use policy for the subject property. In addition, the project is compatible with the surrounding neighborhood as the existing uses within 500 feet radius of the subject property consist mainly of single-family residences.

The proposed project also meets the findings for a flag lot design. The size and shape of the property and the development pattern in the neighborhood support the flag lot configuration.

To further ensure compatibility, per County Code Section 21.32.195, the applicant is required to plant one tree per each residential lot. The project is also subject to Green Building, Drought-Tolerant Landscaping, and Low Impact Development Ordinance requirements prior to building permit issuance and construction.

This project was also reviewed by the Subdivision Committee consisting of other County departments for compliance with water, sewer, drainage, road, grading, soil, access, and park requirements. The committee recommends approval of the proposed Tentative Parcel Map dated May 20, 2009 with the attached conditions.

The environmental document for the proposed project is a categorical exemption from the reporting requirements of CEQA pursuant to Section 15315 (Minor Land Divisions) of CEQA guidelines.

FEES/DEPOSITS

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

Library Facilities Mitigation

Library facilities mitigation fee of \$1600 (\$800 per dwelling unit) shall apply pursuant to Chapter 22.72 of the County Code. The fee is payable to the County of Los Angeles Public Library prior to the issuance of the building permit.

Bond Release Inspection

For the posting of any performance bonds for conditions herein, inspection fees related to the verification of improvement(s) installation and/or construction conducted by Regional Planning shall be paid by the subdivider equal to the cost recovery of such inspection at the time of payment (currently \$150.00 per inspection).

STAFF RECOMMENDATION

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

If the Hearing Officer agrees with staff's evaluation above, staff recommends that the Hearing Officer close the public hearing, find that the project is Categorical Exempt, and **approve** PM070454 with the attached findings and conditions.

Attachments:

- Factual
- Draft Findings and Conditions
- Correspondence
- Tentative Parcel Map No. 070454
- Applicant's Flag Lot Burden of Proof
- Land Use Map
- GIS-NET Map
- Thomas Brothers Guide Map Page
- Photos

ST:MKK
12/2/09

**COUNTY OF LOS ANGELES
FINDINGS OF THE HEARING OFFICER
FOR TENTATIVE PARCEL MAP NO. 070454**

1. The Hearing Officer of the County of Los Angeles, Mr. Alex Garcia, conducted a public hearing on Tentative Parcel Map No. 070454 on December 15, 2009.
2. Tentative Parcel Map No. 070454 is a request to create two single-family lots on 0.35 gross acre (0.27 net acre).
3. The project site is located at 2587 S 10th Ave, Arcadia, within the unincorporated community of South Monrovia Island, South Arcadia Zoned District, and Fifthth Supervisorial District.
4. The property is a 0.35 gross acre (0.27 net acre) lot, rectangular in shape with level topography.
5. Tentative Parcel Map dated May 20, 2009 depicts two single-family residential lots, one of which is a flag lot configuration. Parcel No. 1 is a rectangular parcel with a net area of 5,000 square feet. Parcel No. 2 is a flag lot with net area of 6,600 square feet.
6. Parcel No. 1 is directly accessible from South 10th Avenue. Parcel No. 2 is accessible from South 10th Avenue via a 15-foot wide private driveway and fire lane.
7. The project proposes five hundred and fifty cubic yards of fill grading.
8. A six-inch landscaping strip is provided along the flag lot access strip for vertical landscaping, providing visual relief from the six-foot block wall separating Parcel 1 and Parcel 2.
9. Maximum six-foot combination retaining and block wall are proposed along the northern, western, and southern property line perimeter of Parcel 2.
10. The height of the walls at 20 feet front yard setback is three feet as required by the Los Angeles County Code ("County Code").
11. The project site is zoned R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area). The project is consistent with this zoning as single-family residences are permitted in the subject zone by County Code Section 22.20.410.
12. The project meets the 5,000 net square feet minimum lot area required by County Code Section 22.52.100. D.4.

13. The project site is developed with one single-family residence and detached garage to be demolished.
14. The property is designated by the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map as a Category 1 - Low Density Residential (One to Six Dwelling Units per Gross Acre). This land use designation allows a maximum of two dwelling units for the subject property. The proposed density is the creation of two single-family residential lots, which is consistent with the said land use category.
15. The proposed single-family lot subdivision is compatible with surrounding land uses, which consist of single-family residences, duplex, some multi-family residences, and a mobile home park.
16. The Los Angeles County Subdivision Committee, consisting of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, reviewed the proposed Tentative Parcel Map dated May 20, 2009 and recommended approval with conditions.
17. All future development and building permits will be subject to Los Angeles County's Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.
18. Pursuant to County Code Section 21.32.195, one tree is required in the front yard of each residential lot.
19. During the December 15, 2009 public hearing, the Hearing Officer heard staff presentation and applicant's oral testimony regarding the proposed development.
20. During the December 15, 2009 public hearing, the Hearing Officer heard testimony from the applicant who testified in support of the project. No one else testified.
21. On December 15, 2009 after hearing all testimony, the Hearing Officer closed the public hearing and approved Tentative Parcel Map No. 070454.
22. The Hearing Officer finds the proposed project and the provisions for its design and improvement consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
23. The Hearing Officers finds that the proposed project meets the flag lot burden of proof requirements per County Code Section 21.24.320. The flag lot design is justified by the size and shape of the property and is compatible of the neighborhood pattern, which consist of some flag lots.

24. The site is physically suitable for the density and type of development proposed since the property is relatively level and meets the minimum required lot area, the building site can be prepared in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will have water service, and will meet fire protection needs; and will be developed in accordance with the requirements of Los Angeles County Department of Public Works.
25. 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.
26. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility right-of-way and/or easement within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
27. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front 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 Resources 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. The Los Angeles County Department of Regional Planning determined that the proposed project is Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of California Environmental Quality Act (CEQA) guidelines.
31. This project is subject to the Library Facilities Mitigation fee in accordance with County Code Chapter 22.72. The fee is payable to the County of Los Angeles Public Library prior to the issuance of any building permit.
32. The posting of any performance bonds of inspection fees related to the verification of improvement(s) installation and/or construction conducted by

Regional Planning shall be paid by the subdivider or the successor in interest equal to the cost recovery of such inspection at the time of payment.

33. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above Tentative Parcel Map No. 070454 is approved subject to the attached conditions recommended by the Los Angeles County Subdivision Committee.

SMT: MKK
12/2/09

DRAFT

CONDITIONS:

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code ("County Code"), including requirements of the R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone.
2. All future development, including construction, shall be subject to the Los Angeles County's Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.
3. A Final Map is required; a Parcel Map Waiver is not allowed.
4. Prior to final map approval, the subdivider or successor in interest shall provide proof that all existing structures have been removed.
5. As depicted on the Tentative Parcel Map dated May 20, 2009, Parcel 1 shall have a street frontage of 50 feet and Parcel 2 shall be a flag lot with a 15-foot wide private driveway and fire lane.
6. On the final map, the subdivider or successor in interest shall label any driveway required to be a fire lane by the Los Angeles County Fire Department ("Fire Department") as a "Private Driveway and Fire Lane". The driveway shall not be used for parking at any time and the subdivider or successor in interest shall post a "No Parking – Fire Lane" sign.
7. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for a driveway paving in the widths shown on the Tentative Parcel Map dated May 20, 2009 to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Fire Department.
8. A landscaping plan depicting the six-inch landscaping strip and the plant material along the flag lot access way shall be submitted to Regional Planning for approval prior to final map approval. Landscaping shall consist of drought tolerant plant suitable for vertical landscaping and shall be maintained in good condition free of debris and dead plant material not part of the natural plant life cycle.
9. Per Section 21.32.195 of the County Code, the subdivider or current owner shall plant at least one tree of a non-invasive species within the front yard of each residential lot. 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 Director of Regional Planning and the Los Angeles County Forester and Fire Warden. A bond shall be posted with the Department of

Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees prior to final map approval.

10. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
11. Pursuant to Chapter 22.72 of the County Code, a Library Facilities Mitigation Fee in the amount of \$1,600 (\$800 per dwelling unit) or the amount required by Chapter 22.72 at the time of payment, if different, shall be paid to the County of Los Angeles Public Library. The fee must be paid prior to the issuance of any building permit and proof of payment shall be provided to the Department of Regional Planning. Contact the County Librarian at (562) 940-8430 regarding payment of fees.
12. 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 tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any 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.
13. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to 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 for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

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

ST:MKK
12/2/2009

DRAFT

The following reports consisting of 10 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

HW

7. Quitclaim or relocate easements running through proposed structures.
8. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
9. 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.
10. 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.
11. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
12. 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.

HWC





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

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

PARCEL MAP NO.: 70454

TENTATIVE MAP DATE: 5/20/09

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

Prior to Improvement Plans Approval:

- Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was approved on 3/25/09 to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

- A covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

AI Name Lizbeth Cordova Date 6/15/09 Phone (626) 458-4921
LIZBETH CORDOVA

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
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 70454
SUBDIVIDER Johnny Yu
ENGINEER EGL Associates, Inc.
GEOLOGIST —
SOILS ENGINEER Environmental Geotechnology Labs., Inc.

TENTATIVE MAP DATED 5/20/09 (Revision)
LOCATION Arcadia
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE —
REPORT DATE 4/23/08

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- The Soils Engineering review dated 6/2/09 is attached.

Reviewed by



Geir Mathisen

Date

6/4/09

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

Tentative Parcel Map 70454
Location 10th Avenue, Arcadia
Developer/Owner Johnny Yu
Engineer/Architect EGL Associates, Inc.
Soils Engineer Environmental Geotechnology Laboratory, Inc. (08-AA-012GE)
Geologist _____

DISTRIBUTION:

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

Review of:

Tentative Parcel Map Dated by Regional Planning 5/20/09 (rev.)
Soils Engineering Report Dated 4/23/08
Previous Review Sheet Dated 1/8/09

ACTION:

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

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by _____ Date 6/2/09

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:

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, if applicable, by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. 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 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.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.


Name Tony Hui Date 06/16/09 Phone (626) 458-4921

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

1. Construct new driveway and reconstruct existing driveway to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on Tenth Avenue to the satisfaction of Public Works.
2. 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.
3. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring within the tract boundaries and along the property frontage on S. 10th Avenue / non-gated private and future streets / gated private and future streets with fixtures acceptable to Southern California Edison to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The operation and maintenance of the street lights on the private and future street shall remain the responsibility of the Developer / Property Owner / Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future street lights on adjacent public roadways.
 - c. The proposed development is within an existing Lighting District. 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, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights in the development, or the current phase of the development, have been

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 070454 (Rev.)

Page 2/2

TENTATIVE MAP DATED 05-20-2009
~~EXHIBIT MAP DATED 05-20-2009~~

energized, and the developer has requested a transfer of billing at least by January 1 of the previous 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 on gated private and future street(s).

PC JH

Prepared by Patricia Constanza
pm70454r-rev1.doc

Phone (626) 458-4921

Date 06-18-2009

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

1. The subdivider shall install separate house laterals to serve each parcel in the land division.
2. A sewer area study for the proposed subdivision (PC12100AS, dated 04-06-2009) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.


Prepared by Tony Khalkhali
pm70454s-rev1.doc

Phone (626) 458-4921

Date 06-11-2009

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 parcels 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 parcel.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.



Prepared by Lana Radle
pm70454w-rev1.doc

Phone (626) 458-4921

Date 06-12-2009



COUNTY OF LOS ANGELES

RP - M.

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 70454 Map Date: May 20, 2009

C.U.P. Vicinity: 0166C

- 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: THIS PROJECT AS SUBMITTED IS CLEARED FOR PUBLIC HEARING.

By Inspector: Juan C. Padilla Date June 16, 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 70454 Map Date: May 20, 2009

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 Golden State Water Company, hydrants and flows meet the current Fire Department requirements.
WATER REQUIREMENTS CLEARED FOR PUBLIC HEARING.

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 June 16, 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 #	70454	DRP Map Date: 05/20/2009	SCM Date: 06/18/2009	Report Date: 11/24/2009
Park Planning Area #	5	ARCADIA ISLANDS	Map Type: REV. (REV RECD)	

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$3,048

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$3,048 in-lieu fees.

Trails:

No trails.

Comments:

Propose to build 2 new single-family homes with an existing single-family residence to be removed; net increase of one unit.

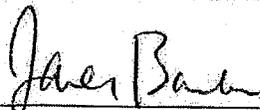
***The In-Lieu Fee has been updated to \$3,048 from \$3,079 to reflect the fee schedule at the time Map 70454 was advertised for public hearing in December 2009

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) 351-5134.

By: 
James Barber, Land Acquisition & Development Section

Supv D 5th
November 25, 2009 14:22:33
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	70454	DRP Map Date: 05/20/2009	SMC Date: 06/18/2009	Report Date: 11/24/2009
Park Planning Area #	5	ARCADIA ISLANDS		Map Type: REV. (REV RECD)

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

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

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

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

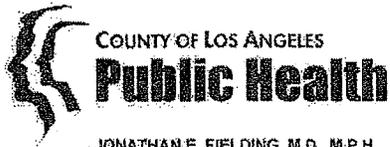
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.37	0.0030	1	0.01
M.F. < 5 Units	4.72	0.0030	0	0.00
M.F. >= 5 Units	2.34	0.0030	0	0.00
Mobile Units	1.82	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = 5 ARCADIA ISLANDS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$304,832	\$3,048

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
0.01	0.00	0.00	0.01	\$304,832	\$3,048



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
6050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740



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

July 13, 2009

RFS No. 09-0018153

Parcel Map No. 070454

Vicinity: Arcadia

- Public Health recommends approval of this project.
- Public Health does **NOT** recommend approval of this project.

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 070454** is cleared for public hearing. The following conditions still apply and are in force:

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

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


 Ken Habaradas, REHS
 Bureau of Environmental Protection



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Flag Lot Supplemental Information

Pursuant to Subdivisions Code Section 21.24.320, the Hearing Officer or Regional Planning Commission may disapprove the platting of flag lots where this design is not justified by topographic conditions, the size and shape of the division of land, or where the proposed flag lot design is in conflict with the pattern of neighborhood development. Please address these issues in the space provided:

(Do not provide one word or Yes/No responses. Each answer needs to address the specific circumstances of the project in question. Feel free to attach additional pages if necessary.)

A. Is the proposed flag lot design justified by topographic conditions? If yes, please provide an explanation below.
This property is generally a flat lot. The topographic conditions will have no effects on the flag lot design.
B. Is the proposed flag lot design justified by the size and shape of the division of land? If yes, please provide an explanation.
The project will be designed following the Los Angeles County design (CSD) for the yard, walls, fences, parking and other facilities. Setback requirements of the CSD will also be followed. Based on the proposed lot width and depth, adequate residential buildings can be designed on the proposed lot area.
C. Is the proposed flag lot design in conflict with the pattern of neighborhood development? If not, please justify your answer below.
There are 6 flag lots within 500-foot radius boundary of the project site. The neighboring properties to the south are flag lots. The existing flag lots appear to be properly designed.
D. How many flag lots are in a 500-foot radius? Please answer this question below, and then also attach a copy of your radius map with each the surrounding flag lots clearly highlighted.
There are 6 flag lots within 500-foot radius. Please see attachments for the existing flag lots locations and their addresses.

Neighboring flag lots addresses:

The 4th northerly flag lot from project site:

1. 2563 S. 10th Avenue, Arcadia, CA
2. 2561 S. 10th Avenue, Arcadia, CA

The southerly adjoining flag lot from the project site:

3. 2593 S. 10th Avenue, Arcadia, CA
4. 2591 S. 10th Avenue, Arcadia, CA

The 2nd southerly flag lot from the project site:

5. 2601 S. 10th Avenue, Arcadia, CA
6. 2597 S. 10th Avenue, Arcadia, CA

The southeasterly neighboring flag lots of the project site:

7. 2612 S. 10th Avenue, Arcadia, CA
8. 2610 S. 10th Avenue, Arcadia, CA
9. 2608 S. 10th Avenue, Arcadia, CA
10. 2606 S. 10th Avenue, Arcadia, CA

11. 2630 S. 10th Avenue, Arcadia, CA
12. 2632 S. 10th Avenue, Arcadia, CA
13. 2634 S. 10th Avenue, Arcadia, CA

14. 2640 S. 10th Avenue, Arcadia, CA
15. 2638 S. 10th Avenue, Arcadia, CA
16. 2636 S. 10th Avenue, Arcadia, CA

