



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

December 29, 2008

TO: Julie Sorensen
Community Library Manager
San Gabriel Library
500 S. Del Mar Avenue
San Gabriel, CA 91776-2408

FROM: Donald Kress *DKress*
Regional Planning Assistant II
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

**SUBJECT: TENTATIVE PARCEL MAP NO. 27112
6420 North Vista Street, San Gabriel**

The subject project is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on February 3, 2009.

Please have the materials listed below available to the public through February 17, 2009.

If you have any questions regarding this matter, please call Mr. Donald Kress in Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments: 1. Copy of Tentative Parcel Map No.27112 dated October 16, 2008
2. Land Use Map
3. Notice of Public Hearing
4. Draft Factual
5. Draft Reports/recommendation
6. Draft Staff Report



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**NOTICE OF PUBLIC HEARING FOR
PROPOSED LAND DIVISION**

Bruce W. McClendon FAICP
Director of Planning

TENTATIVE PARCEL MAP NO. 27112

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on February 3, 2009, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 am. Interested persons will be given an opportunity to testify.

This project received a Class 15 Categorical Exemption pursuant to State and County Environmental Reporting Guidelines.

General description of proposal: The parcel map proposes to create two (2) single-family lots on 0.385 gross acres.

General location of property: 6420 North Vista Street, San Gabriel.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Donald Kress. You may also obtain additional information concerning this case by phoning Donald Kress at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

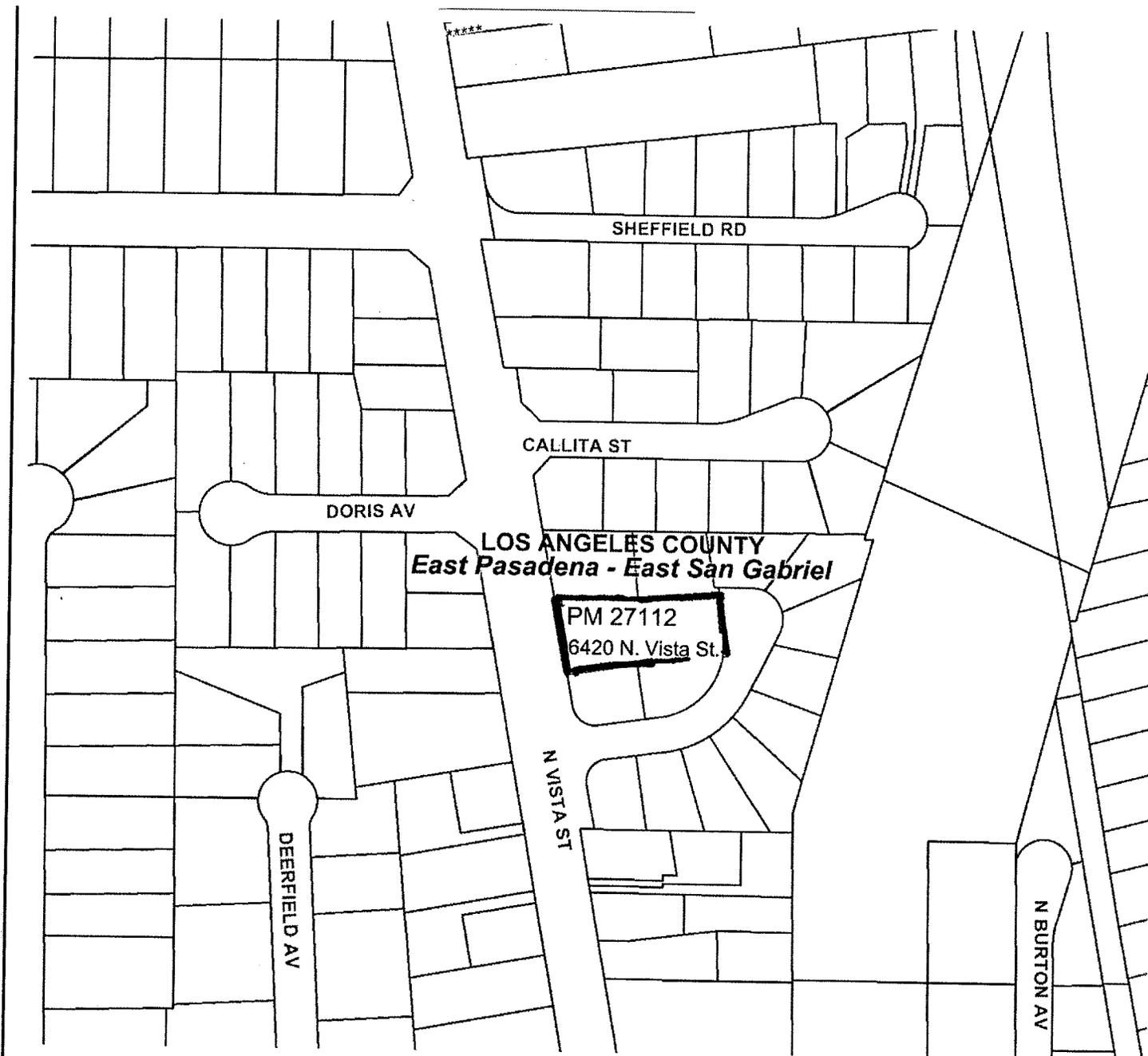
If you challenge a County action in Court, you may be limited to raising only those issues your or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Hearing Officer at , or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning January 3, 2009, at San Gabriel Library, 500 S. Del Mar Ave. San Gabriel, CA 91776-2408, Selected materials are also available on the Department of Regional Planning website at "[http:// planning.lacounty.gov/case.htm](http://planning.lacounty.gov/case.htm)."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

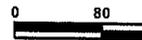
"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 2 lotes de familia singular. La audiencia publica para considerar el proyecto se llevara acabo el 3 de febrero de 2009. Si necesita mas informacion, o si quiere este aviso en Espanol, por favor llame al Departamento de Planificacion al (213) 974-6466."

VICINITY MAP



Copyright 2005 - Los Angeles County Department of Regional Planning, created by the GIS Section

Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET.
The map should be interpreted in accordance with the disclaimer statement of GIS-NET.





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

TENTATIVE PARCEL MAP NO. 27112

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE February 3, 2009	

APPLICANT Nhi Thong	OWNER Nhi Thong	REPRESENTATIVE TriTech Associates, Inc.
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REQUEST
 TENTATIVE PARCEL MAP: To create two single family lots on 0.385 gross acres

LOCATION/ADDRESS 6420 North Vista Street, San Gabriel	ZONED DISTRICT East San Gabriel
ACCESS North Vista Street; Los Olivos Drive	COMMUNITY San Gabriel
	EXISTING ZONING R-1 (Single Family Residential—5,000 Square Foot Minimum Required Lot Area)

SIZE 0.385 acres gross/0.295 net acres	EXISTING LAND USE Single family residence	SHAPE Rectangular	TOPOGRAPHY Flat
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SURROUNDING LAND USES & ZONING

North: R-1/Single family residences	East: R-1/Single family residences, Southern California Edison power line easement.
South: R-1/Single family residences	West: R-1/Single family residences

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	Low Density (1 to 6 du/ac)	2 DU	Yes

ENVIRONMENTAL STATUS:
 Categorical Exemption—Class 15

DESCRIPTION OF SITE PLAN
 The tentative parcel map dated October 16, 2008, depicts two single-family parcels. The subject property is developed with one single family residence to remain. Access to the property is from North Vista Street, and 80-foot wide public street, and Los Olivos Drive, a 40-foot wide public street. No grading is proposed.

KEY ISSUES

- Existing residence complies with East Pasadena-San Gabriel Community Standards District (“CSD”) requirements for front yard, rear yard, and side yard setbacks, front yard softscape, and lot coverage.

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

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 ___ Curbs and Gutters X Street Lights
- X Street Trees ___ Inverted Shoulder ___ 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

Prepared by: Donald Kress

**TENTATIVE PARCEL MAP NO. 27112
DRAFT STAFF ANALYSIS
FOR FEBRUARY 3, 2009 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Nhi Thong proposes to create two single-family lots on approximately 0.385 gross acres (0.295 net acres). The proposal requires approval of Tentative Parcel Map No. 27112 ("PM 27112") for the subdivision.

The subject property is located at 6420 North Vista Street, in the East Pasadena Zoned District. No grading is proposed.

The subject property is located in the East Pasadena-San Gabriel Community Standards District ("CSD").

A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 6420 North Vista Street in the East Pasadena Zoned District in the unincorporated community of San Gabriel and in the East Pasadena-San Gabriel CSD.

Physical Features: The subject property is approximately 0.385 gross acres (0.295 net acres) in size and comprised of one lot. The property is rectangular in shape with level terrain. The lot is improved with one existing single family residence, which will remain.

Access: Access to the property is from North Vista Street, an 80-foot wide public street and Los Olivos Drive, a 40-foot wide public street.

Services: Domestic water service will be provided by the Sunny Slope Water Company. Domestic sewer service will be provided by the Los Angeles County Sanitation District No.15. The project is within the boundaries of the El Monte Unified School District.

ENTITLEMENTS REQUESTED

Tentative Parcel Map: The applicant requests approval of PM 27112 to create two single-family lots on approximately 0.385 gross acres.

EXISTING ZONING

Subject Property: The subject property is zoned R-1 (Single Family Residential—5,000 Square Feet Minimum Required Lot Area).

Surrounding Properties: Surrounding zoning is R-1 to the north, south, east, and west.

EXISTING LAND USES

Subject Property: The subject property consists of one lot improved with one existing single family residence, which will remain.

Surrounding Properties: Surrounding properties include single family residences to the north, south, east, and west and a Southern California Edison power line easement to the east.

PREVIOUS CASE/ZONING HISTORY

The R-1 Zone was applied to this area by Ordinance No. 3725, adopted November 19, 1940.

Previous cases on this APN include:

RPP 2006 00626. Application for a single family residence on the rear of this lot, received April 10, 2006. Case withdrawn May 7, 2006.

RCSD 2006 00004 A request for modification of side yard setback and modification of structure height relating to the side yard setback requirement to accommodate a new two-story single family residence. Application received May 8, 2006. Case withdrawn January 23, 2007.

RPP 200400056, a request to demolish house and build new one. Application received August 12, 2004. Approved plans distributed January 23, 2007. The existing residence on Parcel No. 1 was built from this approval.

PP 44380, a request for conversion of garage family room to senior citizen residence. Case filed July 18, 1995; not approved.

PROJECT DESCRIPTION

Tentative Parcel Map No. 27112 dated October 16, 2008, depicts a 0.385 acre residential development of two single family parcels on approximately 0.385 gross acres. The project site is improved with one single family residence, which will remain. Access to the property is from North Vista Street, an 80-foot wide public street and Los Olivos Drive, a 40-foot

public street. Parcel No. 1 will have an area of approximately 0.166 acres and Parcel No. 2 will have an area of approximately 0.129 acres.

Proposed street improvements include street trees and street lights.

No trail easements are proposed for this subdivision.

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’s proposal to create two parcels is consistent the maximum two dwelling units permitted for the property.

The Housing Element of the General Plan states applicable goals for the provision of housing including (Chapter 8, Pages 3-4):

- A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and household with special needs, including but not limited to lower-income households, senior citizens and the homeless.
- A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure housing.

Other applicable General Plan goals and 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 applicant must meet all applicable development standards of the CSD. These include:

- Minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. The applicant has provided an exhibit indicating the average front yard depth measured from the centerline of North Vista

Street Avenue is 60 feet. The applicant has provided a front yard depth of 61.85 feet.

- Minimum rear yard depth for lots less than 13,000 square feet shall be a minimum of 25 feet. The rear yard for the approximately 7,273 square foot lot is 26 feet deep.
- Maximum lot coverage for buildings of any kind on the same lot shall be 25 percent of the net lot area + 1,000 square feet. The lot coverage of the existing residence is approximately 2,369 square feet, less than the 2,818 square feet allowed by the CSD lot coverage formula.
- Minimum side yard width shall be 10 percent of the average lot width. The average lot width is approximately 75 feet. The side yard widths of 7 feet 6 inches on the north side yard and 10 feet on the south side yard are consistent with this side yard width requirement.
- Front yards will have a minimum of 50 percent softscape landscaping. Approximately 60 percent (1,315 square feet of the of the 2,191 square feet) of required front yard of the existing residence is softscape landscaped.

ENVIRONMENTAL DOCUMENTATION

A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

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 dated October 16, 2008 and recommends the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On December 29, 2008, approximately 360 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was scheduled for publication in San Gabriel Valley Tribune on December 31, 2008, and La Opinion on December 30, 2008. Project materials, including tentative parcel map, land use map and recommended conditions were sent to the San Gabriel Library, 500 S. Del Mar Avenue, San Gabriel, CA 91776-2408. on December 29, 2008. Staff advised the applicant that public hearing notices must be posted on the subject property fronting both

North Vista Street and Los Olivos Drive by January 3, 2009. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

No correspondence has been received at the time of this writing.

STAFF EVALUATION

The proposed development is consistent with provisions of the General Plan. The two dwelling units proposed is consistent with the maximum two dwelling units permitted on the subject property. The proposed project is also consistent with the existing lot sizes and character of the surrounding area.

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 Hearing Officer close the public hearing and approve Tentative Parcel Map No. 27112 subject to the attached recommended conditions of the Subdivision Committee.

Attachments:

- Draft Conditions
- Tentative Parcel Map No. 27112 dated October 16, 2008
- Land Use Map
- Draft Factual

SMT:DCK:dck
12/24/08

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance), the East Pasadena-San Gabriel Community Standards District ("CSD"), and the area requirements of the R-1 Zone.
2. A final parcel map is required for this land division. A parcel map waiver is not allowed.
3. The subdivider or successor in interest shall plant at least one tree of a non-invasive species in the front yard of each parcel. The location and 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 Regional Planning, and a bond shall be posted with 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 trees.
4. 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).
5. 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 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate reasonably in the defense.
6. In the event any claim, action, or proceeding as described in the condition above 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 the subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If, during the litigation process, actual costs incurred reach 80 percent of the 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 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 modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by 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.

DRAFT

PP

The following reports consisting of 9 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. Quitclaim or relocate easements running through proposed structures.

8. Remove existing house in Parcel 2 adjacent to Los Olivos Drive 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, unless the final parcel map is waived by the Advisory Agency.
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.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

PARCEL MAP NO: 027112

REVISED TENTATIVE MAP DATE: 10/16/08

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

- Approval of this map pertaining to drainage is recommended. (No grading is proposed on the application and map.)

Name  Date 11/03/2008 Phone (626) 458-4921
CHRIS SHEPPARD

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

Name Tony Hui Date 11/12/08 Phone (626) 458-4921

TH

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 27112 TENTATIVE MAP DATED 10/16/08 (Rev)
SUBDIVIDER Thong LOCATION San Gabriel
ENGINEER Tritech Associates, Inc. GRADING BY SUBDIVIDER [N] (Y or N)
GEOLOGIST _____ REPORT DATE _____
SOILS ENGINEER _____ 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.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 11/18/08 is attached.

Prepared by  Reviewed by _____ Date 11/18/08
Charles Nestle

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 5.0
PCA LX001129
Sheet 1 of 1

Ungraded Site Lots

Tentative Parcel Map 27112
Location Vista Street, San Gabriel
Developer/Owner Nick Thong
Engineer/Architect Tritech Associates Inc.
Soils Engineer ---
Geologist ---

DISTRIBUTION:

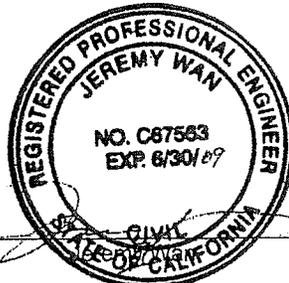
Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Tentative Parcel Map Dated by Regional Planning 10/16/08 (rev.)
Previous Review Sheet Dated 6/26/08

ACTION:

Tentative Map feasibility is recommended for approval.



Prepared by _____ Date 11/18/08

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepub\Soils Review\Jeremy\PR 27112, Vista Street, San Gabriel, TPM-A_6.doc

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

1. Construct the driveway to the satisfaction of Public Works.
2. Plant street trees along the property frontage on Vista Street and Los Olivos Drive to the satisfaction of Public Works.
3. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Vista Street and Los Olivos Drive 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 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, 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.



Name Allan Chan
pm27112r-rev5.doc

Phone (626) 458-4921

Date 11-24-2008

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

- (1) Approved without conditions. There is existing sewer in the area.



Prepared by Tony Khalkhali
pm27112s-rev5.doc

Phone (626) 458-4921

Date 11-24-2008

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

1. Water service to the existing building must be with the same parcel as the building it serves; otherwise it shall be relocated to the same parcel.
2. 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 as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
3. 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.

Prepared by  Lana Radle
pm27112w-rev5.doc

Phone (626) 458-4921

Date 11-24-2008



COUNTY OF LOS ANGELES

PP-Donald

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 27112 Map Date October 16, 2008

C.U.P. _____ Vicinity Arcadia

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 300 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: **CLEARED FOR PUBLIC HEARING.**
Access as indicated on the tentative map is adequate.

By Inspector: Juan C. Padilla Date November 19, 2008

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 27112 Tentative Map Date October 16, 2008

Revised Report Yes

- Checkboxes for fire hydrant requirements, including flow rates, installation standards, and access requirements.

Comments: Fire Flow test performed on existing public fire hydrant on Los Olivos Drive and Vista St. by Sunny Slope Water Company on 02/13/08 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.

By Inspector Juan C. Padilla Date November 19, 2008



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



PARK OBLIGATION REPORT

Tentative Map #	27112	DRP Map Date:	10/16/2008	SCM Date:	11/24/2008	Report Date:	11/19/2008
Park Planning Area #	42		WEST SAN GABRIEL VALLEY			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:	\$4,061

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$4,061 in-lieu fees.

Trails:

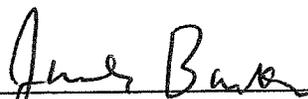
No trails.

Comments:

Proposed to subdivide one (1) lot into two (2) lots, with credit for one (1) existing house to remain, and one (1) single family house proposed-net density increase of one (1) unit.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

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

By: 
James Barber, Developer Obligations/Land Acquisitions



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



PARK OBLIGATION WORKSHEET

Tentative Map #	27112	DRP Map Date: 10/16/2008	SMC Date: 11/24/2008	Report Date: 11/19/2008
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)people x (0.003) Goal x (U)nits = (X) acres obligation

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

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

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	1	0.01
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			1	
Total Acre Obligation =				0.01

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$406,149	\$4,061

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	\$406,149	\$4,061



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Acting Chief Deputy

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Swati Bhatt, REHS
LAND USE PROGRAM, Chief EHS
5050 Commerce Drive
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November 17, 2008

RFS No. 08-0030633

Parcel Map No. 27112

Vicinity: San Gabriel

Tentative Map Date: October 16, 2008 (5th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 27112** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Sunny Slope 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) 430-5380.

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