



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

June 17, 2009

TO: Julie Sorensen
Community Library Manager
San Gabriel Community Library
500 S. Del Mar Ave.
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. 27142
7671 Sunside Drive, South San Gabriel.**

The subject project is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on July 21, 2009.

Please have the materials listed below available to the public through August 3, 2009.

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

Thank you.

Attachments:

1. Copy of Tentative Parcel Map No.27142 dated February 12, 2008
2. Land Use Map
3. Notice of Public Hearing
4. Draft Factual
5. Draft Reports/recommendation
6. Environmental Documentation
7. Draft staff report
8. Yard modification burden of proof
9. Retaining wall exhibit



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

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

TENTATIVE PARCEL MAP NO. 27142

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on July 21, 2009, at 9:00 a.m., in Room 150, 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 (Minor Land Divisions) pursuant to State and County Environmental Reporting Guidelines.

General description of proposal: The parcel map proposes to create three (3) single-family lots on 0.72 gross acres and a yard modification to allow a setback of five feet (5'-0") on the east side yard setback of Parcel No. 1 to allow the existing single-family residence to remain. The required east side yard setback for Parcel No. 1 per the South San Gabriel Community Standards District is ten-feet-and-two-inches (10'-2")

General location of property: 7671 Sunside Drive, South 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.

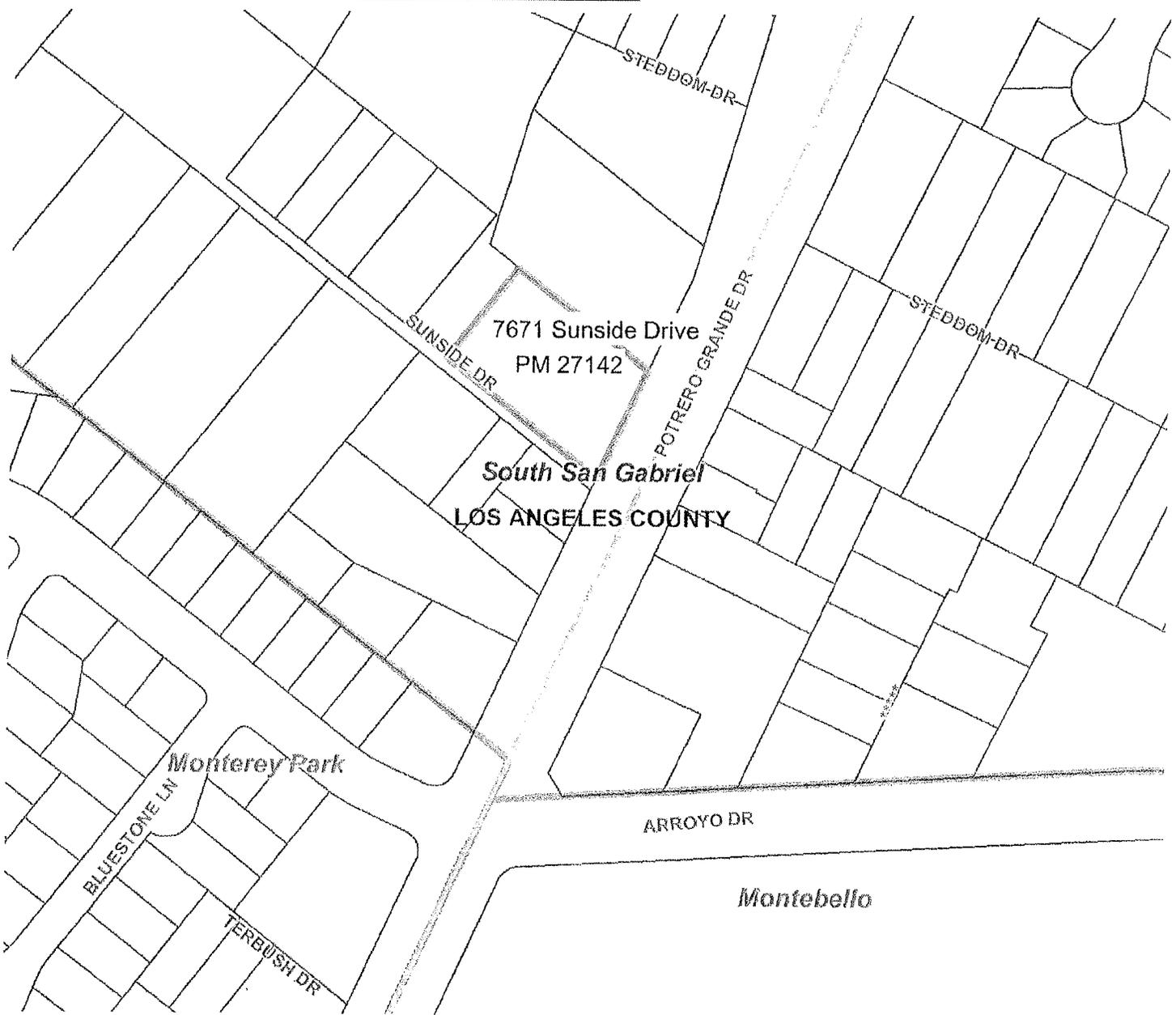
Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning June 20, 2009, at the San Gabriel Community Library 500 S. Del Mar Avenue, 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)."

JON SANABRIA
Acting Director of Planning

"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".

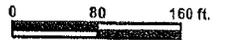
"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 3 lotes. La audiencia publica para considerar el proyecto se llevara acabo el 21 de julio de 2009. 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. 27142

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE July 21, 2009	

APPLICANT Margaret To		OWNER Dean and Cameron Inouye		REPRESENTATIVE Margaret To	
REQUEST TENTATIVE PARCEL MAP: To create three single family lots on 0.72 gross acres					
LOCATION/ADDRESS 7671 Sunside Drive, South San Gabriel			ZONED DISTRICT South San Gabriel		
ACCESS Sunside Drive; Portrero Grande Drive.			COMMUNITY South San Gabriel		
			EXISTING ZONING A-1 (Light Agricultural—5,000 Square Foot Minimum Required Lot Area)		
SIZE 0.72 acres gross/0.57 net acres		EXISTING LAND USE Single family residence		SHAPE Rectangular	TOPOGRAPHY Sloping toward east

SURROUNDING LAND USES & ZONING

North: Single family residences, vacant lots, multi-family residences, Southern California Edison powerline right of way/A-1, C-3 (Unlimited Commercial), R-A (Residential Agricultural—5,000 Square Foot Minimum Required Lot Area)		East: Single family residences, one multi-family residence, commercial/A-1, C-3 (Unlimited Commercial)	
South: Single family residences; commercial, city of Montebello, city of Monterey Park /A-1, C-3 (Unlimited Commercial), R-3-30U-DP (Limited Multifamily-30 Dwelling Units Per Acre Maximum Density--Development Program)		West: Single family residences, water tanks/A-1, P (Publicly Owned Property)	

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Pla	Low Density (1 to 6 du/ac)	4 DU	Yes

ENVIRONMENTAL STATUS:
 Class 15 Categorical Exemption

DESCRIPTION OF SITE PLAN
 The tentative parcel map dated February 12, 2008, depicts three single-family parcels, which range in size from 5,152 square feet to 11,238 square feet net area. Parcels are accessed by individual driveways off of Sunside Drive and Portrero Grande. The property is improved with one single family residence and a detached garage, both to remain on Parcel 1. Approximately 620 cubic yards of cut grading is proposed, all of which will be exported. The cut slopes will be retained by retaining walls from 7' 2" to 10' 0" in height, located along the lot frontage along Portrero Grande. A yard modification has been requested to allow a reduced side yard setback from 10 feet 2 inches (10' 2"), as established by the South San Gabriel Community Standards District, to five feet (5' 0") on the east side of Parcel No. 1 for an existing single family residence to remain. The applicant has supplied a burden of proof to support the request. Approval of this yard modification by the Director of Planning prior to final map approval will be a condition of approval of this tentative parcel map.

KEY ISSUES

- Project is in the South San Gabriel Community Standards District ("CSD").
- Yard modification, as noted above.

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 _X_ Curbs and Gutters _X_ Street Lights
- _X_ Street Trees ___ Inverted Shoulder _X_ Sidewalks ___ Off Site Paving ___ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

Prepared by: Donald Kress

**TENTATIVE PARCEL MAP NO. 27142
DRAFT STAFF ANALYSIS
FOR JULY 21, 2009 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Margaret To, proposes to create three single-family lots on approximately 0.72 gross acres (0.57 net acres). The proposal requires approval of Tentative Parcel Map No. 27142 ("PM 27142") for the subdivision. Approximately 620 cubic yards of cut grading is proposed, all of which will be exported. The cut slopes will be retained by retaining walls from 7' 2" to 10' 0" in height, located along the lot frontage along Portrero Grande. Applicant has also requested a yard modification to allow a reduced sideyard setback from 10 feet 2 inches (10' 2"), as established by the South San Gabriel Community Standards District, to five feet (5' 0") on the east side of Parcel No. 1 for an existing single family residence to remain. The applicant has provided a burden of proof to support the request. Approval of this yard modification by the Director of Planning prior to final map approval will be a condition of approval of this tentative parcel map.

Project issues include:

- Project is in the South San Gabriel CSD.
- Yard modification, as noted above.

The subject property is located at 7671 Sunside Drive, in the South San Gabriel Zoned District.

A Class 15 Categorical Exemption has been prepared for this project pursuant to the California Environmental Quality Act ("CEQA") and the State and County of Los Angeles County Environmental Document Reporting Procedures and Guidelines.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 7671 Sunside Drive in the South San Gabriel CSD and South San Gabriel Zoned District in the unincorporated community of South San Gabriel.

Physical Features: The subject property is approximately 0.72 gross acres (0.57 net acres) in size and comprised of one lot. The property is rectangular in shape with terrain that slopes to the east. The lot is improved with one existing single-family residence and detached two-car garage, both of which are to remain on Parcel No. 1.

Access: Access will be taken from Sunside Drive, a 30 foot wide private street, and Portrero Grande, a 100 foot wide major highway.

Services: Domestic water service will be provided by San Gabriel Valley 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 Montebello Unified School District and Unified High School District.

ENTITLEMENTS REQUESTED

Tentative Parcel Map: The applicant requests approval of PM 027142 to create three single-family lots on approximately 0.72 gross acres.

EXISTING ZONING

Subject Property: The subject property is zoned A-1 (Light Agricultural—5,000 Square Foot Minimum Required Lot Area).

Surrounding Zoning: Surrounding zoning is:

NORTH: A-1, C-3 (Unlimited Commercial), and R-A (Residential Agricultural—5,000 Square Foot Minimum Required Lot Area).

EAST: A-1 and C-3.

SOUTH: A-1, C-3, R-3-30U-DP (Limited Multifamily-30 Dwelling Units Per Net Acre--Development Program), City of Montebello, and City of Monterey Park.

WEST: A-1 and P (Public Facilities).

EXISTING LAND USES

Subject Property: The subject property consists of one lot improved with one existing single-family residence and a detached two-car garage, both of which are to remain on Parcel No. 1.

Surrounding Properties: Surrounding properties include:

NORTH: Single-family residences, multi-family residences, vacant lots, and a Southern California Edison powerline.

EAST: Single-family residences, one multi-family residence, and commercial.

SOUTH: Single family residences, commercial, city of Montebello, and city of Monterey Park.

WEST: Single family residences and water tanks.

PREVIOUS CASE/ZONING HISTORY

The A-1 zone became effective on November 19, 1948, following the adoption of Ordinance 5214 on October 19, 1948.

There are no previous cases on this property.

PROJECT DESCRIPTION

Tentative Parcel Map No. 27142 dated February 12, 2008, depicts a residential development of three single family parcels on approximately 0.72 gross acres (0.57 net acres). The project site is improved with one single-family residence and a two-car detached garage, both of which are to remain on Parcel No. 1. The proposed development will be served by Sunside Drive to the west and Portrero Grande to the south.

Access for Parcel 1 is from Sunside Drive, a 30 foot-wide private street, and Portrero Grande, a 100 foot wide public street, for Parcels Nos. 2 and 3.

Approximately 620 cubic yards of cut grading is proposed, all of which will be exported. The cut slopes will be retained by retaining walls from 7' 2" to 10' 0" in height, located along the lot frontage along Portrero Grande.

Applicant has also requested a yard modification to allow a reduced sideyard setback from 10 feet 2 inches (10' 2") to five feet (5' 0") on the east side of Parcel No. 1 for an existing single family residence to remain, established by the South San Gabriel Community Standards District. The applicant has provided a burden of proof to support the request. Approval of this yard modification by the Director of Planning prior to final map approval will be a condition of approval of this tentative parcel map.

No trail easements are proposed or required 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 three dwelling units is consistent the maximum four dwelling units permitted for the property.

The subject property and immediate area are in the Low Density Residential land use category.

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:

Policy 17, Land Use and Urban Development Pattern

- 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 43, Housing and Community Development

- 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 47, Housing and Community Development

- Promote the provision of an adequate supply of housing by location, type and price.

SOUTH SAN GABRIEL CSD COMPLIANCE

Pursuant to Section 22.44.131 of the Los Angeles County Code (“County Code”), the applicant must meet all applicable development standards of the CSD. These include:

- Front yard landscaping: The required front yard shall contain a minimum of 50 percent landscaping. Development on Parcel Nos. 2 and 3 must meet this requirement at the building permit stage
- Front yard depth: The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but in no case less than required in Section 22.20.120. The applicant has provided a chart on the tentative map indicating the front yard depths of the front yards on the same side of Portrero Grande on the same block.
- Side yard width: Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards. The applicant has requested a yard modification for side yard setback for the existing residence to remain on Parcel No.1 (see below). Future residences must comply with this requirement at the building permit stage.
- Measurement of grade height: Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade. No fill grading is proposed.
- Maximum number of stories: The maximum number of stories above grade shall be two. As provided in Section 22.08.190, “story” includes a basement but not a cellar. The existing residence is one story in height. Future residences must comply with

this requirement at the building permit stage.

- Gross Structural Area (“GSA”): GSA may not exceed (0.25 x net area of a lot) + 1,000 square feet. The existing residence on the proposed Parcel No. 1 is consistent with this requirement. Development on Parcel Nos. 2 and 3 must meet this requirement at the building permit stage.
- Lot area: Lot area may not exceed (0.25 x net area of a lot) + 1,000 square feet. The existing buildings on the proposed Parcel No. 1 are consistent with this requirement. Development on Parcel Nos. 2 and 3 must meet this requirement at the building permit stage.

YARD MODIFICATION

The applicant has requested a yard modification to allow a reduced side yard setback from 10 feet 2 inches (10’ 2”), as established by the South San Gabriel Community Standards District, to five feet (5’ 0”) on the east side of Parcel No. 1 for an existing single family residence to remain. The applicant has provided a burden of proof to support the request. Approval of this yard modification by the Director of Planning prior to final map approval will be a condition of approval of this tentative parcel map.

ENVIRONMENTAL DOCUMENTATION

A Class 15 Categorical Exemption has been prepared for this project pursuant to the California Environmental Quality Act (“CEQA”) and the State and County of Los Angeles Environmental Document Reporting Procedures and 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 February 12, 2008 and recommends the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On June 17, 2009, approximately 358 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in San Gabriel Valley Tribune on December June 18, 2009 and La Opinion on June 17, 2009. Project materials, including tentative parcel map, land use map and recommended conditions were sent to the San Gabriel Community Library located at

500 S. Del Mar Avenue, San Gabriel, CA 91776-2408 on June 17, 2009. Public hearing notices were required to be posted on the subject property fronting Sunside Drive and Portrero Grande prior to June 21, 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 writing this report.

STAFF EVALUATION

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

The Director of Planning will review the request for yard modification described above after tentative map approval and prior to final map approval.

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. 27142 subject to the attached recommended conditions of the Subdivision Committee.

Attachments:

- Draft conditions
- Tentative Parcel Map No. 27142 dated February 12, 2008
- Land Use Map
- Yard modification burden of proof
- Retaining wall exhibit

SMT:DCK:dck
6/17/09

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance) including the area requirements of the A-1 (Light Agricultural) zone and the South San Gabriel Community Standards District ("CSD").
2. 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 the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Los Angeles County Department of Regional Planning ("Regional Planning"), and a bond shall be posted with the Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
3. A yard modification has been requested to allow a reduced side yard setback from 10 feet 2 inches (10' 2"), as established by the South San Gabriel Community Standards District, to five feet (5' 0") on the east side of Parcel No. 1 for an existing single family residence to remain must be approved by the Los Angeles County Director of Planning ("Director of Planning") prior to final map approval.
4. Retaining walls may be constructed as depicted on the retaining wall exhibit approved November 19, 2008 to the satisfaction of Regional Planning and Public Works.
5. A final parcel map is required for this land division. A parcel map waiver is not allowed.
6. 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 action 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.
7. In the event that 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 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 expressly 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.

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, Underground 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. Delineate proof of access to a public street on the final map.

8. Extend lot lines to the center of private and future streets.
9. Grant ingress/egress and utility easements to the public over the private and future or future streets.
10. 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.
11. 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.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. 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.

HW



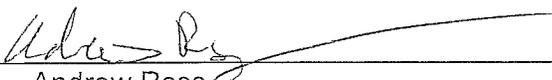
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

PARCEL MAP NO. 27142

REVISED PARCEL MAP DATED 02/12/2008

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

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

By   Date 03/13/2008 Phone (626) 458-4921
Andrew Ross

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) 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, 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. The grading plan must be in substantial conformance with the Retaining Wall Exhibit approved by the Department of Regional Planning on November 20, 2008.
4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name  Date 12/2/08 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\27142 rev5c.doc

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

PARCEL MAP 27142
SUBDIVIDER Broadwin Investment Corp
ENGINEER Madariaga and Associates
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 02-12-08, 5th Revision
LOCATION South San Gabriel
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 3-19-08 is attached.

Prepared by Robert O. Thomas Reviewed by [Signature] Date 03-18-08

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 6.0
Job Number LX001129
Sheet 1 of 1

Tentative Parcel Map 27142
Location South San Gabriel
Developer/Owner Broadwin Investment Corp.
Engineer/Architect Madariaga and Associates
Soils Engineer -----
Geologist -----

DISTRIBUTION:

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

Review of:

Revised Tentative Parcel Map Dated by Regional Planning 2/12/08
Previous Review Sheet Dated 7/5/07

ACTION:

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

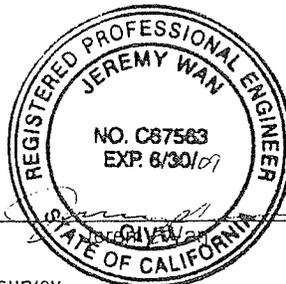
REMARKS:

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

Lukas Przybylo
Lukas Przybylo

Reviewed by



Date 3/19/08

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmpubl\Soils Review\Lukas\Sites\27142_South San Gabriel_TPM-A

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

1. Dedicate the right to restrict vehicular access on Potrero Grande Drive.
2. Make an offer of future right of way 30 feet from centerline on Sunside Drive. 15 feet of additional right of way is required beyond the existing right of way line. Whenever there is an offer of a future street, provide a drainage statement/letter.
3. Provide property line return radii of 27 feet at the intersection of Potrero Grande Drive and Sunside Drive plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
4. Construct parkway improvements (driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on Potrero Grande Drive to the satisfaction of Public Works.
5. Plant street trees on Potrero Grande Drive. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
6. 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.
7. Install postal delivery receptacles in groups to serve two or more residential units.
8. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Potrero Grande 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.



Reviewed by Allan Chan
pm27142r-rev5.doc

Phone (626) 458-4915

Date 03-31-2008

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 (PC12055AS, dated 12-10-2007) 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 Imelda Ng
pm27142s-rev5 doc

Phone (626) 458-4921

Date 03-24-2008

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 (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.
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
pm27142w-rev5 doc

Phone (626) 458-4921

Date 03-24-2008



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 27142 Map Date February 12, 2008

C.U.P. 03-150 Vicinity Monterey Park

- 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: Improvements as noted on the Tentative Map shall be accepted as noted.

By Inspector: Juan C. Padilla Date April 10, 2008



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 27142 Tentative Map Date February 12, 2008

Revised Report yes

- Checkboxes for fire hydrant requirements, including flow rates, installation details, and location specifications.

Comments: Per San Gabriel Valley Water Company, hydrants and flows are adequate to meet the current Fire Department requirements

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 Claudia Soiza Date 06-02-2009



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



PARK OBLIGATION REPORT

Tentative Map #	27142	DRP Map Date:	02/12/2008	SCM Date:	/ /	Report Date:	06/15/2009
Park Planning Area #	6	WHITTIER NARROWS				Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$5,718

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$5,718 in-lieu fees.

Trails:

No trails.

Comments:

Proposed to subdivide one (1) lot into three (3) single family lots, with one (1) existing house to remain, net density increase of two (2) units.

***The In-Lieu Fee has been updated to \$5,718 from \$5,537 to reflect the fee schedule at the time Map 27142 was advertised for public hearing in June 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

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

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

By: 
James Barber, Developer Obligations/Land Acquisitions

Supv D 1st
June 15, 2009 16:01:30
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	27142	DRP Map Date: 02/12/2008	SMC Date: / /	Report Date: 06/15/2009
Park Planning Area #	6	WHITTIER NARROWS		Map Type: REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.65	0.0030	2	0.02
M.F. < 5 Units	2.65	0.0030	0	0.00
M.F. >= 5 Units	2.80	0.0030	0	0.00
Mobile Units	2.32	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.02

Park Planning Area = 6 WHITTIER NARROWS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$285,916	\$5,718

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
0.02	0.00	0.00	0.02	\$285,916	\$5,718



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

JONATHAN FREEDMAN
Acting Chief Deputy

Environmental Health
ANGELO BELLOMO, REHS
Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

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March 27, 2008

RFS No. 08-0006798

Parcel Map No. 27142

Vicinity: San Gabriel

Tentative Parcel Map Date: February 12, 2008 (5th Revision)

The County of Los Angeles Department of Public Health has no objection to **Tentative Parcel Map 27142**. The following conditions still apply and are in force:

1. Potable water will be supplied by the **San Gabriel Water Company**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facility as proposed.

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

Respectfully,

A handwritten signature in black ink that reads "Becky Valpinti". The signature is written in a cursive style and is positioned above a horizontal line.

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

LOS ANGELES COUNTY LETTERGRAM

TO	Ellen Fitzgerald Land Divisions Section	FROM	Roxanne Tanemori Impact Analysis Section
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Subject: Environmental Determination for 03-150 / PM 27142 **Date:** June 5, 2003

PROJECT DESCRIPTION: Request for a Parcel Map for the creation of three single-family residential lots in an A-1 zone. The project site is served by public water and sewers and there are single-family homes and commercial uses surrounding the property.

As such, this project qualifies for Class 15 Categorical Exemption – Minor Land Divisions- that consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than twenty percent.

The staff of the Impact Analysis Section has reviewed the above-mentioned project to determine the appropriate environmental document. It is our opinion that the project qualifies for a Categorical Exemption since it meets the criteria set forth in Class 15 of the State EIR Guidelines (Article 19, Categorical Exemptions) and Class 15 of the County Guidelines (Appendix G, Categorically Exempt Projects).

If you have any questions regarding the above determination or environmental document preparation, please contact **Roxanne Tanemori** of the Impact Analysis Section at (213) 974-6461.

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

COMMENTS: _____

11. Plan Distribution (*Distribución de Planos*) (check one box only)Mail approved plans to: Record Owner Applicant/Agent **OR**Call for pick up: Record Owner Applicant/Agent**12. Yard Modification Burden of Proof (only required for a yard modification)*
(*Carga de la Prueba para una Modificación deYarda*)**

Los Angeles County Zoning Ordinance Section 22.48.180 authorizes the Director of Planning without notice or hearing to grant a modification to specified setback regulations of the Zoning Ordinance where topographic features, subdivision plans and other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the setback requirements. (See page 7 for additional requirements that must be submitted along with this application)

A. . What topographic features, lot design or other conditions justify the setback modification? (If necessary attach additional pages)

Parcel 1 on Tentative Parcel Map No. 27142 is designed with a 5 feet side yard for the following reasons:

1. The property owner does not have the budget to move or demolish the existing one-story residence.
2. Increasing the side yard on Parcel 1 decreases the square footage of Parcel 3.
3. Adjacent properties have similar setbacks to what is being proposed.
(Please see attached Reference Map from the Department of Regional Planning GIS).

B. Are other adjacent or neighboring properties enjoying setbacks similar to what you propose? If so, please list addresses, relevant setback, height and description of structure involved. Include photos and a vicinity map showing the location of all listed properties. (If necessary attach additional pages)

There are neighboring properties with setbacks similar to Parcel 1.
The addressees are:

1. 7627 Sunside Drive, South San Gabriel, CA – APN: 5277-015-061
2. 7637 Sunside Drive, South San Gabriel, CA – APN: 5277-015-060
3. 7641 Sunside Drive, South San Gabriel, CA – APN: 5277-015-069
4. 7649 Sunside Drive, South San Gabriel, CA – APN: 5277-015-068
5. 7657 Sunside Drive, South San Gabriel, CA – APN: 5277-015-067
6. 1235 to 1365 Arroyo Drive, South San Gabriel, CA
7. 1330 Potrero Grande Drive, South San Gabriel, CA – APN: 5275-005-003
8. 1404 Potrero Grande Drive, South San Gabriel, CA – APN 5275-005-016
9. 1408 Potrero Grande Drive, South San Gabriel, CA – APN 5275-005-013