



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

TR062732

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Amendment to Tentative Tract Map No. 062732

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Jansen Hsueh

**MAP/EXHIBIT  
DATE:**

02/09/16

**SCM REPORT  
DATE:**

03/10/16

**SCM DATE:**

03/17/16

**PROJECT OVERVIEW**

*Proposed amendment to approved tentative map TR062732.*

Subdivision: To create one multifamily lot with 10 detached condominium units in 10 detached buildings.

**MAP STAGE**

Tentative:       Revised:       Amendment:       Amended :   
Exhibit "A"      Modification to :       Other:   
Recorded Map

**MAP STATUS**

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       # Revision (requires a fee):

**LOCATION**

1907 Peck Road

**ACCESS**

Peck Road

**ASSESSORS PARCEL NUMBER(S)**

8509025001, 8509025002

**SITE AREA**

1.38 gross acres

1.22 net acres

**GENERAL PLAN / LOCAL PLAN**

Countywide

**ZONED DISTRICT**

DUARTE

**SUP DISTRICT**

5<sup>th</sup>

**LAND USE DESIGNATION**

H9 (Residential 0-9 du/net acre)

**ZONE**

A-1

**CSD**

N/A

**PROPOSED UNITS**

(DU)

10

**MAX DENSITY/UNITS**

(DU)

10

**GRADING**

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

1,866 cubic yards total

436 cubic yards of cut, 1,430 cubic yards of fill

994 cubic yards of import

**ENVIRONMENTAL DETERMINATION (CEQA)**

Addendum to the adopted mitigated negative declaration (MND) pending.

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 <a href="mailto:sdjones@planning.lacounty.gov">sdjones@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Cleared	Vicente Banada (626) 430-5381 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@ph.lacounty.gov</a>

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### SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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### PREVIOUS CASES

Tentative Tract Map 062732 approved

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### REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: *At this time, Regional Planning does not recommend approval of the amendment to the approved tentative map. A lot table is required on the tentative map. A separate amended exhibit map must be processed concurrently with the requested amendment to the tentative map. Please read below for further details.*

Environmental Determination:

Cleared  Hold

1. Provide a written statement that justifies an addendum to the adopted mitigated negative declaration for minor technical changes by indicating whether or not there are substantial changes, new information that was not known previously or significant effects not discussed in the previous MND.

Amendment to Tentative Map:

Cleared  Hold

2. Provide a lot table or update your "project information" to include detached "single family"

Exhibit Map:

Cleared  Hold

3. A separate amended exhibit map process is required to review changes to the exhibit map. An application and deposit are required at the time of filing.
4. Provide floor plans and façade elevations for the proposed detached single family residence condominium units.
5. Consider relocating your pedestrian walkway to provide a landscaped buffer between the walkway and private driveway and fire lane. Depiction of street tree and landscaped buffer tree plantings is also recommended on the exhibit map but not required until the final map stage.]
6. Consider depicting parking stalls in front of units 3 and 5 in a manner that would allow landscaping in front of the units.
7. Modify the note for existing/proposed land use to read "H9 – Residential 0-9 du/net ac

Administrative/Other:

Clear  Hold

8. Provide a landscaping plan and ensure the amendments to the tentative map and exhibit map are consistent.
9. Ensure all building permits and assessor blanks (if applicable) are received prior to the scheduling of the public meeting. Outside storage, maintenance of junk and salvage items and the parking of vehicles are not permitted uses in zone A-1. Provide pictures of the abated zoning violations.

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### RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and
- Other materials requested by the case planner.

**NOTE:** An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. An approved hydrology report is required. Please see attached Hydrology review sheet (Comment 1) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
2. An approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for comments and requirements. Please note that sewer area study PC 11918AS is currently under review.
3. Provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
4. A revised tentative map is required to show the following additional items:
  - a. Please see attached Subdivision checked print for comments and requirements.
5. A revised exhibit map is required to show the following additional items:
  - a. Please see attached Subdivision checked print for comments and requirements.
  - b. Please see attached Water review sheet (Comment 2) for requirements.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

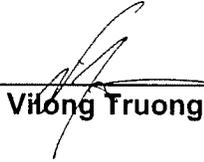
TRACT MAP NO. 062732 (Amend)

TENTATIVE MAP DATED 02/09/16  
EXHIBIT MAP 02/09/16

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

1. Prior to tentative map approval for drainage, submit an updated hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The current amended map does not match the previously approved hydrology study. The approved hydrology study shows tributary offsite flows north of the property, but the current tentative map shows flows going the opposite direction. Please reconcile differences. The updated hydrology study shall also clarify where the onsite flows are going.

①

Reviewed by  Date 03/03/16 Phone (626) 458-4921  
**Vilong Truong**

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 062732

Page 1/1

TENTATIVE MAP DATED 02-09-2016  
EXHIBIT MAP DATED 02-09-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the sewer area study PC 11918AS currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.

  
Prepared by Teni Mardirosian  
Tr62732s-amendment map-new.doc

Phone (626) 458-4910

Date 02-29-2016

TRACT NO. 062732 (Amend.)      AMENDED TENTATIVE MAP DATED 02-09-2016  
AMENDED EXHIBIT MAP DATED 02-09-2016

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
2. A revised exhibit map is required to show the following additional items:
  - Show how proposed improvements to be served by public water and call out the proposed point of connection to existing water mainline.

 Prepared by Tony Khalkhali  
tr62732wa-Amended Map.doc

Phone (626) 458-4921

Date 03-03-2016

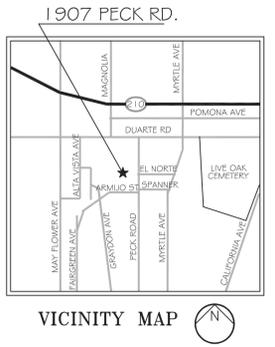
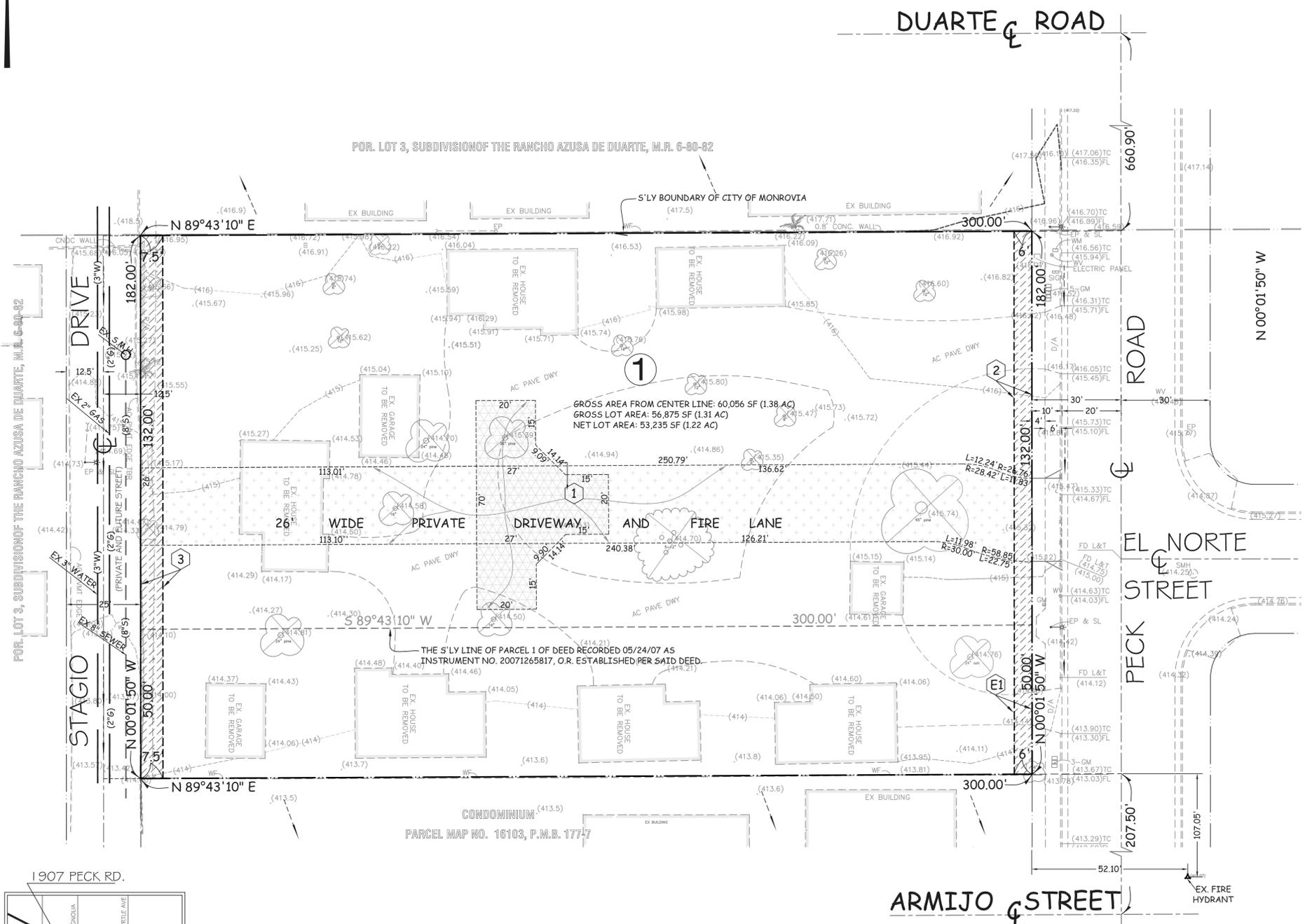
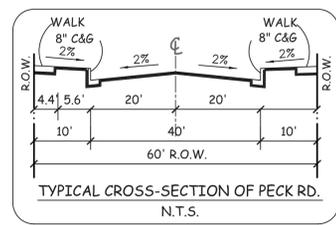
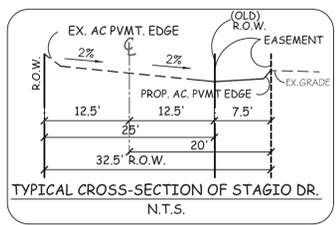
# AMENDMENT TO TENTATIVE TRACT NO. 062732

IN THE UNINCORPORATED TERRITORY COUNTY OF LOS ANGELES STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION LOT 3 OF SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, AS PER MAP RECORDED IN BOOK 6, PAGE 80 TO 82, INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. FOR CONDOMINIUM PURPOSES

JAN 26, 2016

SCALE: 1"=20'

RECEIVED DEPT OF REGIONAL PLANNING TR062732 AMENDMENT 09 FEB 2016



**ABBREVIATIONS:**

AC	Asphalt Concrete	PVMT	Pavement
CBW	Bottom of retaining wall	RW	Retaining Wall
CONC	Concrete	SMH	Sewer Manhole
C&G	Concrete curb and gutter	TC	Top of Curb Elevation
D/A	Driveway Apron	TI	Survey tie monument
DWY	Driveway	TW	Top of Retaining Wall
E.C.	End of curve	VF	Vinyl Fence
EP	Edison Pole	WF	Wooden Fence
EX	Existing	WM	Water Meter
FL	Flow Line Elevation	WV	Water Valve
P.C.C.	Point of compound curve	W/W	Walkway
P/L	Property Boundary Line	PM	Parking meters

**LEGEND:**

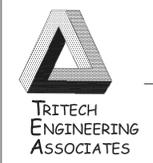
(100.25)	Existing Elevation		Ex. Tree To be removed
-101-	Ex. Ground Contour Line		Proposed Fire Turnaround
-X-X-	Chain Link Fence		26' Private Driveway and Fire Lane
	Wrought Iron Fence		
	Ex. Structure		
	Street Light		
	Ex. Tree, Diameter		



**CITY OF MONTEREY PARK BENCHMARK**

1953 ADJUSTED ELEVATION 439.67 FEET

DESCRIPTION: CHISELED ON CURB 3' NORTH OF E.C. AT N.W. CORNER OF GRAVES AVENUE AND RUSSELL AVENUE. CITY FIELD BOOK NO. 55, PAGE 8.



SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN

135 N. SAN GABRIEL BLVD. SAN GABRIEL, CA 91775  
TEL: (626) 570-1918 FAX: (626) 737-8786  
EMAIL: info@tritechengineer.com

AMENDMENT TO TENTATIVE TRACT NO. 062732	
SCALE: 1"=20'	DRAWN BY: II
DATE: 1/26/16	REVISID:
1907 PECK ROAD, MONROVIA (LA CO), CA 91016	
SHEET 1 OF 2 SHEETS	JOB NO. 041018

**PROJECT:**  
10 UNITS DETACHED CONDOMINIUM RESIDENCES  
1907 PECK ROAD, MONROVIA (LA CO), CA 91016  
APN: 8509-025-001&002

**NOTE:**  
EXISTING/PROPOSED ZONE: A-1  
EXISTING/PROPOSED CATEGORY LAND USE: 1  
GROSS AREA FROM CENTER LINE: 60,056 SF (1.38 AC)  
GROSS LOT AREA: 56,875 SF (1.31 AC)  
NET LOT AREA: 53,235 SF (1.22 AC)

**OWNER:**  
JANSEN HSUEH  
110 S ROSEMEAD BLVD. #D,  
PASADENA, CA 91107  
TEL: (626) 833-6699  
FAX: (626) 628-3448

**CIVIL ENGINEER/SURVEYOR:**  
TRITECH ENGINEERING ASSOCIATES INC.  
135 N SAN GABRIEL  
SAN GABRIEL, CA 91775  
PASADENA, CA 91107  
TEL: (626) 570-1918  
FAX: (626) 737-8786

**UTILITIES:**

<b>WATER:</b>	CALIFORNIA AMERICAN WATER 8657 GRAND AVE ROSEMEAD, CA 91770 (TEL) 626-614-2500
<b>GAS:</b>	SOUTHERN CALIFORNIA GAS CO. 555 W. 5TH ST LOS ANGELES, CA 90013 (TEL) 213-244-1200
<b>ELECTRIC:</b>	EDISON INTERNATIONAL (TEL) (800) 655-4855
<b>TELEPHONE:</b>	VERIZON (TEL) (800) 427-2200
<b>CATV:</b>	TIME WARNER TEL: (888) 255-5789
<b>SEWER:</b>	LOS ANGELES COUNTY SANITATION DISTRICT 1055 WORKMAN MILL ROAD WHITTIER, CA 90601 (TEL) (562) 908 4288

**EASEMENT NOTES:**

① 6 FEET WIDE SANITARY SEWER EASEMENT OF COUNTY OF LOS ANGELES BY DEED RECORDED AUGUST 31, 1960 AS INSTRUMENT NO. 4193 OF O.R. TO REMAIN

**GRANT EASEMENT NOTE:**

① VARIABLE WIDTH RECIPROCAL EASEMENTS FOR DRAINAGE, INGRESS AND EGRESS, SEWER, WATER, UTILITIES, AND MAINTENANCE PURPOSES, ETC., TO BE RESERVED TO COUNTY OF LOS ANGELES, PUBLIC UTILITIES COMPANIES OR HOME OWNER ASSOCIATION OVER THE COMMON PRIVATE DRIVEWAY.

② 6 FEET WIDE PUBLIC UTILITIES EASEMENT TO COUNTY OF LOS ANGELES.

③ 7.5 FEET WIDE PUBLIC UTILITIES AND PRIVATE AND FUTURE STREET EASEMENT TO COUNTY OF LOS ANGELES.

**SITE NOTE:**

REMOVE ALL EX. STRUCTURES AND TREES ON SITE.

NO OAK TREES ON SITE.

DUE TO TITLE LIMITATIONS, REQUESTING PERMISSION TO ALLOW A MODIFIED STREET LIGHT RIGHT OF WAY OF 20 FEET FROM CENTERLINE ON STAGIO DRIVE.

**MAINTENANCE NOTE:**

THE MAINTENANCE OF THE COMMON DRIVEWAY AND COMMON AREAS BY HOMEOWNERS ASSOCIATION.

SCALE: 1"=20'

RECEIVED  
DEPT OF REGIONAL PLANNING  
TR062732 EXHIBIT  
09 FEB 2016

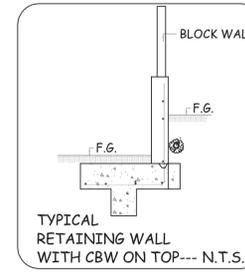
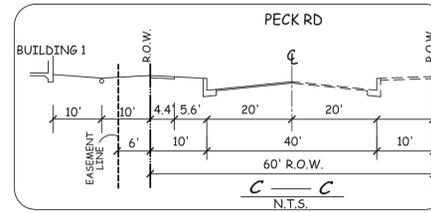
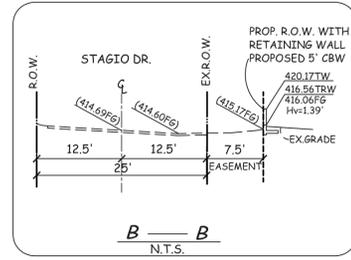
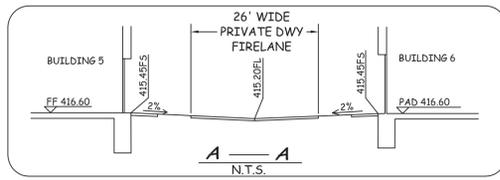
# MAJOR LAND DIVISION EXHIBIT MAP

## AMENDMENT TO TENTATIVE TRACT NO. 062732

IN THE UNINCORPORATED TERRITORY COUNTY  
OF LOS ANGELES STATE OF CALIFORNIA

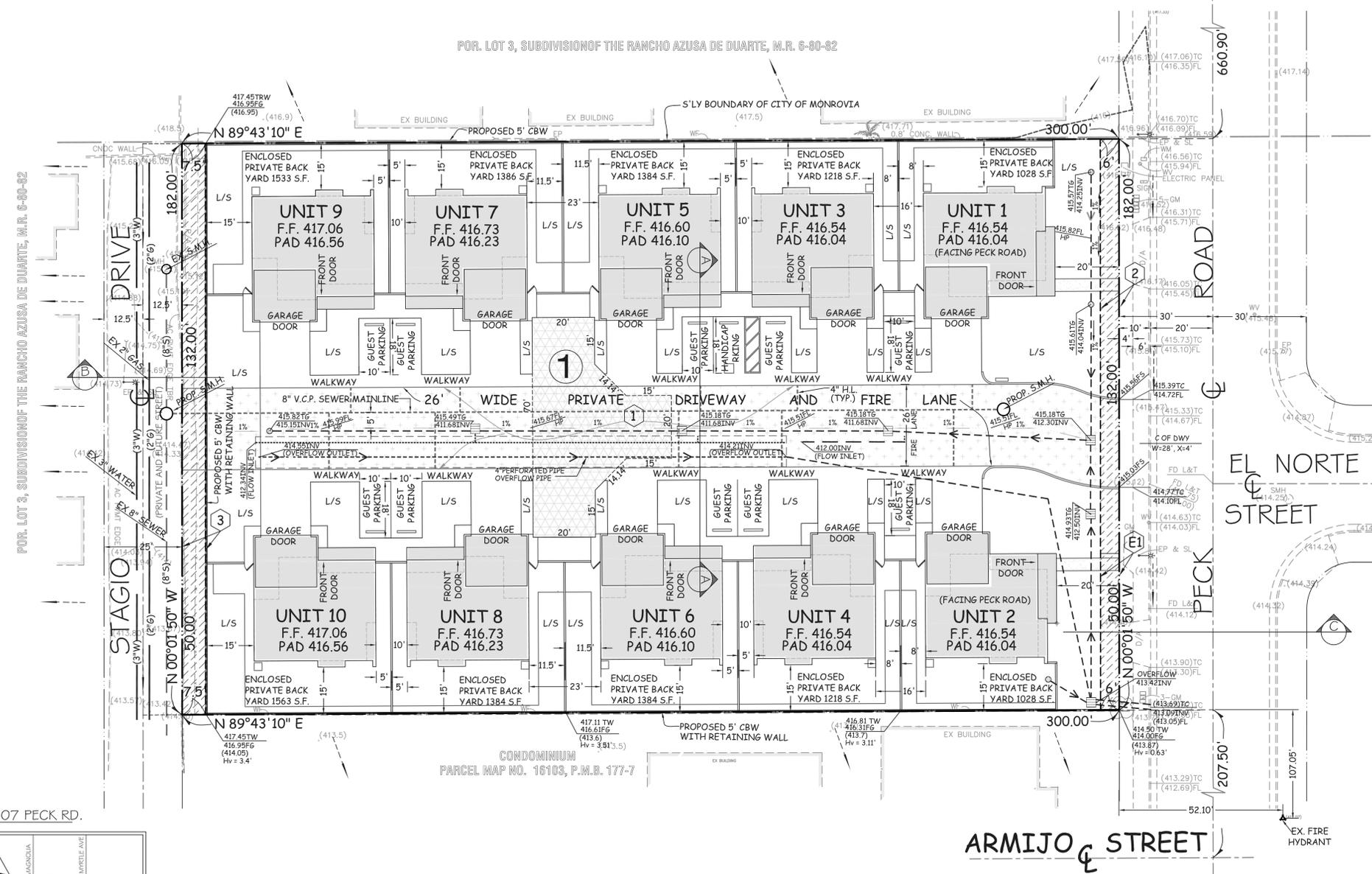
BEING A SUBDIVISION OF A PORTION LOT 3 OF  
SUBDIVISION OF THE RANCHO AZUSA DE DUARTE,  
AS PER MAP RECORDED IN BOOK 6, PAGE 80 TO 82,  
INCUSIVE OF MISCELLANEOUS RECORDS, IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
FOR CONDOMINIUM PURPOSES

JAN 26, 2015



EARTHWORK VOLUMES:  
CUT: 436 (CY), FILL 1,430 (CY)  
OVER EXCAVATION / ALLUVIAL REMOVAL & COMPACTION: 3,236 (CY)  
IMPORT: 994 (CY)

DUARTE ROAD



**PROJECT:**  
10 UNITS DETACHED  
CONDOMINIUM RESIDENCES  
1907 PECK ROAD,  
MONROVIA (LA CO), CA 91016  
APN: 8509-025-001&002

**EASEMENT NOTES:**  
① 6 FEET WIDE SANITARY SEWER  
EASEMENT OF COUNTY OF LOS  
ANGELES BY DEED RECORDED  
NO. 4193 OF O.R. TO REMAIN

**GRANT EASEMENT NOTE:**  
① VARIABLE  
WIDITH RECIPROCAL  
EASEMENTS FOR DRAINAGE,  
INGRESS AND EGRESS, SEWER,  
WATER, UTILITIES, AND  
MAINTENANCE PURPOSES, ETC.,  
TO BE RESERVED TO COUNTY OF  
LOS ANGELES, PUBLIC UTILITIES  
COMPANIES OR HOME OWNER  
ASSOCIATION OVER THE  
COMMON PRIVATE DRIVEWAY.

**SITE NOTE:**  
REMOVE ALL EX. STRUCTURES  
AND TREES ON SITE.  
NO OAK TREES ON SITE.  
DUE TO TITLE LIMITATIONS,  
REQUESTING PERMISSION TO  
ALLOW A MODIFIED STREET  
RIGHT OF WAY OF 20  
FEET FROM CENTERLINE ON  
STAGIO DRIVE.

**MAINTENANCE NOTE:**  
THE MAINTENANCE OF THE  
COMMON DRIVEWAY AND  
COMMON AREAS BY  
HOMEOWNERS ASSOCIATION.

**NOTE:**  
EXISTING/PROPOSED ZONE: A-1  
EXISTING/PROPOSED LAND USE: MULTI-FAMILY

GROSS AREA FROM CENTER LINE: 60,056 SF (1.38 AC)  
GROSS LOT AREA: 56,875 SF (1.31 AC)  
NET LOT AREA: 53,235 SF (1.22 AC)

NO. OF UNITS: 10  
NO. OF STORIES: 2  
DENSITY ALLOWED: 1 UNIT / 5,000 SF  
DENSITY PROPOSED: 10  
F.A.R.: 19262 SF / 56,875 SF = 33.8%

BUILDING AREA:	UNIT TYPE	1ST FL.	2ND FL.	TOTAL	QTY.	TOTAL
	TYPE A	911 SF	980 SF	1,891 SF	X 2	3,782 SF
	TYPE B	955 SF	980 SF	1,935 SF	X 8	15,480 SF
	LIVABLE AREA					
	UNIT TYPE	1ST FL.	2ND FL.	TOTAL	QTY.	TOTAL
	TYPE A	146 SF	477 SF	623 SF	X 2	1,246 SF
	TYPE B	91 SF	477 SF	568 SF	X 8	4,544 SF
	GARAGE TOTAL					
						5,790 SF

ALLOWABLE LOT COVERAGE: (0.25 X 56,875 SF) + 1,000 SF = 24,218.75 SF  
NEW LOT COVERAGE: 15,252 SF / 56,875 SF = 0.27%

LANDSCAPE AREA:	UNIT TYPE	1ST FL.	QTY.	TOTAL
	TYPE A (UNIT 1&2)	321 SF	X 2	642 SF
	TYPE B (UNIT 3&4)	328 SF	X 2	656 SF
	TYPE B (UNIT 5,6,7&8)	466 SF	X 2	1,864 SF
	TYPE B (UNIT 9)	615 SF	X 2	615 SF
	TYPE B (UNIT 10)	640 SF	X 2	640 SF
	LANDSCAPE TOTAL			
				4,417 SF

COMMON LANDSCAPE AREA: 8,966 SF

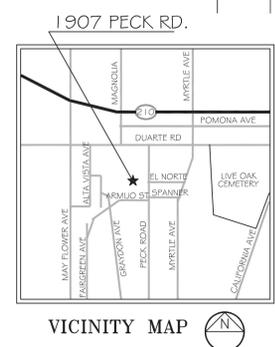
PARKING REQUIRED: 1 STANDARD PARKING / 4 UNITS

PARKING PROVIDED: 31 2 COVERED / R-3 UNIT X 10 = 20  
10 GUEST PARKING  
1 VAN-ACCESSIBLE PARKING

MAX. STORIES: 2  
BLDG HEIGHT: +/- 23'-0"

SETBACK: FRONT 20'-0"  
SIDE 15'-0"  
REAR 15'-0"

TYPE OF CONSTRUCTION: TYPE V  
OCCUPANCY: R-2 / U1



**ABBREVIATIONS:**  
AC ..... Asphalt Concrete  
CBW ..... Bottom of retaining wall  
CONC ..... Concrete  
C&G ..... Concrete curb and gutter  
D/A ..... Driveway Apron  
DWY ..... Driveway  
E.C. .... End of curve  
EP ..... Edison Pole  
EX ..... Existing  
FL ..... Flow Line Elevation  
P.C.C. .... Point of compound curve  
P/L ..... Property Boundary Line

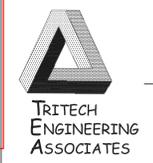
PVMT ..... Pavement  
RW ..... Retaining Wall  
SMH ..... Sewer Manhole  
TC ..... Top of Curb Elevation  
TI ..... Survey tie monument  
TW ..... Top of Retaining Wall  
VF ..... Vinyl Fence  
WF ..... Wooden Fence  
WM ..... Water Meter  
WV ..... Water Valve  
W/W ..... Walkway  
PM ..... Parking meters

**LEGEND:**  
(100.25) ..... Existing Elevation  
-101 ..... Ex. Ground Contour Line  
-X-X- ..... Chain Link Fence  
W ..... Wrought Iron Fence  
..... Ex. Structure  
..... Street Light  
..... Ex. Tree, Diameter

..... Ex. Tree To be removed  
..... Proposed Fire Turnaround  
..... 26' Private Driveway and Fire Lane  
..... Ex. Flow  
..... Lot Number



**BENCHMARK:**  
B.M. NUMBER: 64163  
QUAD (YEAR): BASELINE (1995)  
ELEVATION: 434.474  
DESCRIPTION: L&T IN CB COR MYRTLE AVE & DUARTE RD. 19.8M S & 13.1 W/O C/L INT



SUBDIVISION  
LAND SURVEY  
CIVIL ENGINEERING  
& DESIGN  
135 N. SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91775  
TEL: (626) 570-1918 FAX: (626) 737-8786  
EMAIL: info@tritechengineer.com

AMENDMENT TO TENTATIVE TRACT NO. 062732

SCALE: 1"=20'	APN: 8509-025-001&002	DRAWN BY: II
DATE: 1/26/16		REVISED:
1907 PECK ROAD, MONROVIA (LA CO), CA 91016		
SHEET 2 OF 2 SHEETS		JOB NO. 041018

SUBDIVISION

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 062732

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TENTATIVE MAP DATED 02-09-2016  
EXHIBIT MAP DATED 02-09-2016

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

*RC A*  
Prepared by Aissa Carrillo  
tr62732L-amendment map-new.doc  
<http://planning.lacounty.gov/case/view/tr062732/>

Phone (626) 458-3126

Date 03-07-2016

The following report consisting of \_\_\_\_ 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. 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.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 062732

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TENTATIVE MAP DATED 02-09-2016  
EXHIBIT MAP DATED 02-09-2016

16. 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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



Prepared by Aissa Carrillo  
tr62732L-amendment map-new.doc  
<http://planning.lacounty.gov/case/view/tr062732/>

Phone (626) 458-3126

Date 03-07-2016

Tentative Tract / Parcel Map 62732 Tentative Map Dated 2/9/16 (Amend) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [Y] (Y or N) 1,430 yd<sup>3</sup> Location Monrovia APN \_\_\_\_\_  
Geologist \_\_\_\_\_ Subdivider Jansen Hsueh  
Soils Engineer Quartech Engineer/Arch. Tritech Engineering Associates Inc.

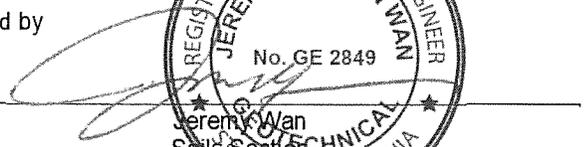
Review of:  
Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: 4/21/14  
Geotechnical Report(s) Dated: \_\_\_\_\_  
References: \_\_\_\_\_

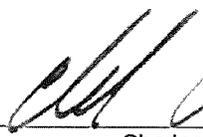
**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by

  
REGISTERED PROFESSIONAL ENGINEER  
JEREMY CHUN YIN WAN  
No. GE 2849  
Geotechnical  
STATE OF CALIFORNIA



Charles Nestle  
Geology Section

PROFESSIONAL GEOLOGIST  
CHARLES T. NESTLE  
No. 2065  
CERTIFIED  
ENGINEERING  
GEOLOGIST  
STATE OF CALIFORNIA

Date 2/23/16

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

**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:**

2. Provide approval of:
  - a. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
3. Record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

4. Submit a grading plan for approval. The grading plan must be in compliance with the approved hydrology study and show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

Name Nazem Said  Date 2/17/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 062732\GP\2016-02-10 TTR 062732 SUBMITTAL

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – ROAD  
TRACT NO. 062732 (Amend.)

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TENTATIVE MAP DATED 02-09-2016  
EXHIBIT MAP DATED 02-09-2016

We have no objections to the proposed changes as shown in the subject tentative and exhibit maps for Tract 62732. The following conditions are recommended for inclusion in the conditions of approval.

- Comply with all previously approved conditions for Tract 62732 to the satisfaction of the City of Monrovia.



Prepared by Patricia Constanza  
tr62732r-amend.doc

Phone (626) 458-4921

Date 03-02-2016



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 62732

MAP DATE: February 9, 2016 - Amendment Map

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**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### TENTATIVE/EXHIBIT MAP - HOLDS

1. Show and provide distance of the existing public fire hydrant(s) located on the eastside of Peck Road north of the subject property. Indicate compliance on the Tentative and Exhibit Maps prior to receiving Fire Department clearance to the Amendment Map.
2. Submit a fire flow availability form, FORM 195, to our office for the existing public fire hydrant(s) closest to the subject property's lot frontage. Compliance required prior to receiving Fire Department clearance to the Amendment Map.
3. The required fire flow for this development is **1250** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.

### FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

Reviewed by: Juan Padilla

Date: March 7, 2016



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 62732

MAP DATE: February 9, 2016 - Amendment Map

- 
5. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.

### PROJECT CONDITIONS OF APPROVAL

1. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The fire apparatus access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
5. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 62732

MAP DATE: February 9, 2016 - Amendment Map

- 
6. The required fire flow from the public fire hydrant for this development, if the future detached condominiums units are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
  7. If the future detached condominiums units are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **8000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
  8. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
  9. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  10. The proposed driveway within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>62732</b>	DRP Map Date:	<b>02/09/2016</b>	SCM Date:	<b>02/09/2016</b>	Report Date:	<b>03/08/2016</b>
Park Planning Area #	<b>5</b>		<b>ARCADIA ISLANDS</b>			Map Type:	<b>AMENDMENT</b>

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:	<b>0.04</b>
IN-LIEU FEES:	<b>\$12,792</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$12,792 in-lieu fees.

**Trails:**

No trails.

**Comments:**

The map proposes ten (10) detached condominium units. Six (6) existing houses to be removed; net increase of 4 housing units.

**\*\*\*Advisory:**

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

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

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: *Kathline J. King*  
Kathline J. King, Chief of Planning



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>62732</b>	DRP Map Date:	<b>02/09/2016</b>	SMC Date:	<b>02/09/2016</b>	Report Date:	<b>03/08/2016</b>
Park Planning Area #	<b>5</b>		<b>ARCADIA ISLANDS</b>			Map Type:	<b>AMENDMENT</b>

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

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

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>3.37</b>	<b>0.0030</b>	<b>4</b>	<b>0.04</b>
M.F. < 5 Units	4.72	0.0030	0	0.00
M.F. >= 5 Units	2.34	0.0030	0	0.00
Mobile Units	1.82	0.0030	0	0.00
Exempt Units			<b>6</b>	
Total Acre Obligation =				<b>0.04</b>

Park Planning Area = **5 ARCADIA ISLANDS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.04	\$319,793	<b>\$12,792</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.04	0.00	0.00	0.04	\$319,793	<b>\$12,792</b>



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Acting Director of Environmental Health

5050 Commerce Drive  
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[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

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Fifth District

March 7, 2016

Tentative Tract Map No. 062732

Vicinity: Duarte

Tentative Tract Map Date: February 9, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of **Tentative Tract Map 062732** based on the use of public water and public sewer as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

**VICENTE C. BAÑADA, REHS** *V. B.*  
Environmental Health Specialist IV  
Land Use Program  
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