



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 6, 2013

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Patrick and Gertrude Lu
990 W. Leroy Avenue
Aracdia, CA. 91007

**Regarding: PROJECT NUMBER TR070854
PLAN AMENDMENT NUMBER 200800010
ZONE CHANGE NUMBER 200800008
CONDITIONAL USE PERMIT NUMBER 200800180
5622-5624 WALNUT GROVE AVENUE**

Dear Applicant:

The Regional Planning Commission, by its action of October 30, 2013, is recommending **APPROVAL** of the above described legislative matters, Plan Amendment 200800010 and Zone Change 200800008 to the Los Angeles County Board of Supervisors and approved Tentative Tract Map 070854 and Conditional Use Permit 200800180. The attached documents contain the Regional Planning Commission's findings and conditions relating to the this action. Please carefully review each condition.

Please be advised that all permits associated with the legislative matters are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Jeff Lemieux in the Special Projects Section at (213) 974-4854 or e-mail at jlemieux@planning.lacounty.gov.

Sincerely,

Richard J. Bruckner
Director

Samuel Dea, Supervising Regional Planner
Special Projects Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)
c: BOS; Testifiers

SD:JL:jl

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES RELATING TO
GENERAL PLAN AMENDMENT CASE NO. RPA 200800010-(5)
FOR PROJECT NO. TR070854-(5)**

WHEREAS, pursuant to Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350), the County of Los Angeles ("County") provides for adoption of amendment to county general plan; and

WHEREAS, the applicants, Patrick and Gertrude Lu (referred to "Applicants"), proposes to develop 18 new attached condominium units within five (5) detached buildings on one (1) gross acre (referred to as "Projects"); and

WHEREAS, the Applicants have requested the approval of General Plan Amendment No. 200800010 to amend the one (1) gross acre Project Site that is located within unincorporated Los Angeles County from Countywide General Plan Category "1", Low Density Residential, to Category "3", Medium Density Residential; and

WHEREAS, the Regional Planning Commission of Los Angeles County ("Commission") conducted a public hearing on October 30, 2013 regarding the following: (i) General Plan Amendment No. 200800010; (ii) Zone Change No. 200800008; (iii) Vesting Tentative Tract Map No. 070854; (iv) Conditional Use Permit No. 200800180; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The Project Site located at 5622 and 5624 Walnut Grove Avenue within the unincorporated community of San Gabriel.
2. Regional access to the Project Site is provided by the 10 freeway located approximately two (2) miles to the south. Immediate access from the west to the Project Site is provided through Walnut Grove Avenue (a secondary highway). Walnut Grove Avenue connects to Las Tunas Drive (a major highway) to the north.
3. General Plan Amendment No. 200800010 is a request to amend one (1) gross acre from General Plan Category "1" (Low Density Residential) to Category "3" (Medium Density Residential).
4. Zone Change No. 200800008 is a related request to change one (1) gross acre from A-1-10,000 (Light Agriculture with a minimum lot size of 10,000 square feet) zone to R-3-DP (Limited Multiple Residence-Development Program) zone. The DP-Development Program will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

5. Vesting Tentative Tract Map No. 070854 is a related request to create one (1) multi-family lot on one (1) gross acre to accommodate a multi-family condominium development consisting of 18 condominium units within five (5) detached buildings and 10 guest parking spaces and a recreational area with child play area and BBQ.
6. Conditional Use Permit No. 200800180 is a related request to ensure consistency with the Development Program zoning addendum.
7. Approval of the Vesting Tentative Tract Map No. 070854 and CUP No. 200800180, will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed General Plan Amendment and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.
8. The Project Site is one (1) gross acre (0.91 net acres) in size, rectangular in shape with flat terrain. The subject property is currently developed with four (4) single-family residences and two (2) detached garages.
9. Surrounding land uses within a 500-foot radius of the Project Site to the north is single-family residential and industrial/commercial; to the south is single-family residential; to the east is a parking lot/SCE easement; and to the west is single-family and multi-family residential.
10. The Project site is one (1) gross acre (0.91 net acres) and is zoned A-1-10,000 (Light Agricultural with a 10,000 square foot minimum lot size). The Commission has recommended that the Board of Supervisors approve Zone Change Case No. 200800008 to change the zoning of the subject property to R-3-DP (Limited Multiple Residence-Development Program).
11. Properties to the north of the Project Site are zoned R-2 (Two-Family Residence) and C-3 (Commercial/Light Manufacturing City of San Gabriel); to the south A-1 (Light Agricultural); to the east C-3 (Commercial/Light Manufacturing City of San Gabriel); and to the west R-2 (Two-Family Residence) and A-1 (Light Agricultural).
12. The site plan, labeled Exhibit "A", for the Conditional Use Permit and Tentative Map (dated December 7, 2010) depicts the one (1) gross acre project site with 18 attached condominium units within five (5) detached buildings, ten guest parking spaces, a recreation area with a child's play area and BBQ, trash container and landscaping. The maximum height of the proposed condominium buildings is 33 feet. Primary vehicular access to the Project site will be provided by Walnut Grove Avenue, which is a County designated secondary highway.
13. The Tentative Map (page 3) depicts required and voluntary compliance with the East Pasadena-San Gabriel CSD regarding minimum front yard depth and structure height and setback. The East-Pasadena-San Gabriel Community Standards District (CSD) requires that structures that exceed 17 feet in height on a

lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure at five (5) feet from the property line shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be setback an additional foot for every additional foot in height. Despite the fact the Project property is not adjacent to a single-family zone the Project voluntarily complies with the structure height and setback provisions of the CSD. The CSD also requires that the minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A total of 18 properties were analyzed (17 on Walnut Grove and one (1) on the corner of Walnut Grove and Broadway) and the average setback was 18.7 feet. The Project is proposing a 20 foot front yard setback which is in compliance with the CSD.

14. The general plan amendment is consistent with the goals and policies of the General Plan. The general plan amendment to Category "3" will allow for medium density residential. Medium Density Residential is intended for multiple residential development. The proposed Project would be consistent with several goals and policies of the General Plan.
15. The project is consistent with the following policies of the General Plan that are applicable to the proposed project:
 - Promote the efficient use of land through a more concentrated pattern of urban development, including focusing of new urban growth into areas of suitable land (Policy #17, I-21);

The project will construct 18 new condominium units within five (5) detached buildings on approximately one (1) acre replacing four (4) single-family houses and two (2) detached garages providing a more clustered or concentrated pattern of urban development. The site is suitable for the type of development proposed as there are several types of similar development in the vicinity of the property site. Although the project is not being processed as an infill project, the project has similar characteristics of an infill project. Pursuant to the Countywide General Plan "...infill lands are generally located in areas which can accommodate additional development without a major impact on existing services and facilities." The project is located near Las Tunas Drive which has an amenity of commercial and public services. Two MTA bus lines run down Las Tunas Drive (78 and 378) providing public transit to local commercial services. The nearest bus stop to the project is only one (1) block to the west on Willard Avenue. The project is also located near the major intersections of Rosemead Boulevard and Las Tunas Drive and San Gabriel Boulevard which have major commercial shopping centers. At the intersection of Las Tunas Drive and San Gabriel Boulevard there is a large strip mall with a CVS on the northwest corner and a Mobil gas station on the southwest corner.

A density analysis was prepared for the project. The analysis analyzed a total of 23 higher density properties which act as a "buffer zone" between single-family

residential and commercial uses on Las Tunas Drive. Out of the 23 properties analyzed, five (5) contain single-family residences while the remaining contain at least 2 units. The average density of the 23 properties in this buffer zone is 14.95 units per acre. The analysis then went on to separate 11 properties that are immediately adjacent to commercial properties on Las Tunas Drive which is similar to the subject property. That analysis shows that the average density of those 11 properties is 20.18 units per acres. The proposed density of the project is 18 units per acre which would be consistent with the densities currently in the area making the property suitable for urban growth.

- Promote the rehabilitation and revitalization of deteriorating neighborhoods (Policy #40, I-23);

The project site is in a state of decline as the property contains four (4) single-family houses and two (2) detached garages all in poor condition. The project will construct 18 new condominium units in five (5) detached buildings with landscaping and a recreation area which would be a substantial improvement over the state of decline the property is in currently and would be considered revitalizing the area.

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned, moderate density dwelling units (twinhomes, townhouses and garden condominiums);

The project will construct 18 new condominium units within five (5) detached buildings which would be individually owned. The project also will change the General Plan land use category from "1" – Low Density Residential to "3" – Medium Density Residential which would accommodate a moderate density residential project. Currently, the area consists of a mix of single-family and town house/condominium type developments. This type of development is consistent with the neighborhood and would allow for more family owned housing and meet current and future market demand for the area.

16. The project is consistent with the following Land Use Objectives of the General Plan that are applicable to the proposed project:

- To provide for land use arrangements that take full advantage of existing public service and facility capacities. (Land Use Objective #1, III-10);

The project is located on Walnut Grove Avenue which is a secondary highway. The intersection of Walnut Grove and Las Tunas Drive (a major highway) is located 385 feet to the north. Las Tunas Drive is a major commercial corridor with a full array of amenities including supermarkets, banks, drug stores, restaurants and commercial centers. There are two (2) MTA bus lines (78 and 378) that travel along Las Tunas Drive that provide public transportation to the local residents. The intersection of Las Tunas Drive and San Gabriel Boulevard is located 0.42 miles to

the west and the intersection of Las Tunas Drive and Rosemead Boulevard is located 0.58 miles to the east. Both are major intersections that also have a wide array of commercial amenities. At the intersection of Las Tunas and San Gabriel there is a shopping center with a CVS drug store on the northwest corner and a Mobil gas station on the southwest corner. At the intersection of Las Tunas and Rosemead there is a large shopping center with a Super Foods and a K-Mart on the southwest corner and an Applebees restaurant on the northwest corner.

There is a public elementary school and a public high school located near the proposed project. The elementary school is located approximately 0.33 miles to the south at 401 S. Walnut Grove and the high school is located approximately 0.37 miles to the east at 1372 E. Las Tunas Drive (approximately 2.5 blocks from the project).

- To maintain and enhance the quality of existing neighborhoods. (Land Use Objective #2, III-10);

The project will enhance the quality of the existing neighborhood by removing four (4) dilapidated single-family houses and two (2) detached garages and replacing with a newly constructed condominium project with landscaping and amenities. The design and density of the project is consistent with nearby developments as shown in a density analysis completed for the area. The project was re-designed early in the process to orient the front three (3) units to face Walnut Grove in order to integrate the project into the existing street scape. The driveway has been staggered to provide additional landscaping to enhance the visual appeal and privacy. Furthermore, the applicant is including additional amenities to the project in the form of a recreation area for the future residents. The recreation area includes a BBQ area as well as a separate child play area. Replacing older homes in poor condition with a new residential project with recreational amenities would enhance the quality of the existing neighborhood.

17. The technical and engineering aspects of the Project have been resolved to the satisfaction of the Los Angeles County Department of Public works, Fire, Parks and Recreation, Public Health and Regional Planning.
18. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures excepts as otherwise modified, as shown on the vesting tentative tract map and Exhibit "A".
19. Compatibility with surrounding land uses will be ensured through the related zone change and Conditional Use Permit.
20. There is no evidence that the project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site.

21. The recommended general plan amendment is needed in order to fulfill and implement general plan policies to provide a balanced mix of dwelling unit types to meet present and future needs with emphasis on moderate density multi-family housing.
22. The subject property is currently depicted within the Low Density Residential land use category of the Los Angeles Countywide General Plan Land Use Policy Map. The Low Density land use category is intended for single-family development with a maximum density of six units per acre. The Project site can accommodate a maximum density of 9 dwelling units under the Low Density Residential land use category if the subject property was subdivided into 5,000 square foot lots.
23. A density analysis was prepared for the subject property. Residential properties that were analyzed included those that are immediately adjacent to commercial properties along Las Tunas Drive. Also included in the analysis were the residential properties immediately adjacent to the properties already mentioned here. A total of 23 properties were analyzed (5 contain single-family residences and the rest contain at least 2 units). The analysis shows that for all the residential properties analyzed (80 units within 5.35 acres) the average density is 14.95 units per acre. When analyzing the residential properties immediately adjacent to commercial properties (50 units within 2.48 acres) the density is 20.18 units per acre. The project borders commercial zoning and uses and proposes a density of 18 units per gross acre which is consistent with the results of the density analysis.
24. The northerly portion of the subject property borders a mortuary, a 28-unit condominium project within two (2) detached buildings and a portion borders an R-2 zoned property with two (2) residential units on it. To the south there are several developments that are similar to the proposed project. The developments directly south are comprised of clustered detached single-family units on single lots and the project as proposed consists of multiple attached single-family units in five (5) detached buildings. The project is near (approximately 0.5 mile) major commercial corridors at the intersections of Las Tunas Drive and Rosemead Boulevard and Las Tunas Drive and San Gabriel Boulevard.
25. The project is not adjacent to single-family residential zoning but voluntarily complies with the second story setback provisions of the East Pasadena-San Gabriel CSD (22.44.135.D.2). The CSD states that "for structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure at five feet from the property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height." The site plan elevations show the project complying with this "Structure Height and Setback" provision of the CSD although the project is not adjacent to single-family zoning.

26. The subject property is currently depicted within the Low Density Residential land use category of the Los Angeles Countywide General Plan Land Use Policy Map. The Low Density land use category is intended for single-family development with a maximum density of six units per acre.
27. The recommended general plan amendment would change the Low Density Residential designation of the site to Medium Density Residential, which includes areas suitable for medium to high density condominiums, townhouses and apartments. Density ranges from 12 to 22 units per gross acre. The intent of this classification is to provide for medium density residential development in appropriate locations. The requested plan amendment would accommodate the proposed use of the property.
28. The recommended general plan amendment is appropriate and proper because a density study of the area shows that the location of the proposed Project is consistent with other density in the area. The density study analyzed a total of 23 properties in the vicinity. The analysis showed that for all 23 properties the density is 14.95 units per acre (80 units within 5.35 acres). The analysis went further on to break down the 23 properties to the properties immediately adjacent to commercial properties which are similar to the subject property and then calculate that density. That analysis analyzed 11 properties and showed the density is 20.18 units per acre (50 units within 2.48 acres). The Project proposes a density of 18 units per acre which would be consistent with the results of the density analysis for the area.
29. Approval of the recommended general plan amendment is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate water supply, sewer connections, fire flow and fire access for the proposed development. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals, policies and programs to promote a balanced mix of dwelling unit types to meet present and future needs with emphasis on family owned, moderate density dwelling units.
30. The applicant has satisfied the "Burden of Proof" for the requested plan amendment.
31. During the October 30, 2013 public hearing, the Regional Planning Commission ("Commission") heard a presentation from staff and testimony from the applicant. Three questions were asked to staff. The first being if the word "vesting" is required to be on the map, the second was regarding the 1,000 foot hearing notification for the Fifth Supervisorial District and the third was regarding the power lines to the east of the project site. One member of the public, Mr. Lawrence Berg testified on opposition of the project. Mr. Berg's concerns were regarding parking, traffic congestion and how many people would be living in the project after it is constructed. There being no further testimony, the Regional Planning Commission closed the public hearing, approved the Vesting Tentative Map and Conditional

Use Permit and recommended approval of the Plan Amendment and Zone Change to the Board of Supervisors.

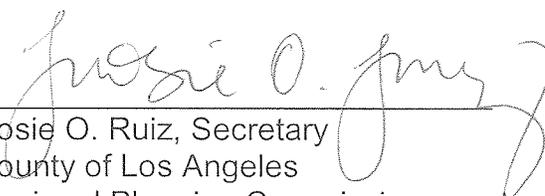
32. An Initial Study was prepared for this Project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects on the environment. Based on the Initial Study, a Mitigated Negative Declaration (MND) was prepared for this Project. Mitigation measures are necessary in order to ensure the proposed Project will not have a significant effect on the environment.
33. After consideration of the attached Mitigated Negative Declaration (MND), the Commission finds on the basis of the whole record before the Commission that, no significant environmental effects which cannot be avoided or mitigated have been identified. The MND identifies and analyzes potentially significant impacts of the project, including potentially significant impacts related to traffic; construction recycling; Library services; and mitigation compliance. A Mitigation Monitoring and Reporting Program (MMRP) has been considered for the project to ensure that mitigation measures are implemented and completed. The MMRP requires that an annual report be submitted to Regional Planning for review until all mitigation measures have been implemented and completed.
34. The MND concludes that all potentially significant impacts of the project can be mitigated to a less than significant level.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles hereby recommends that the Board of Supervisors:

1. Hold a public hearing to consider General Plan Amendment No. 200800010, Zone Change No. 200800008, Vesting Tentative Tract Map No. 070854, and Conditional Use Permit No. 200800180;
2. Certify that the Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act and the State and County guidelines related thereto and reflects the independent judgment of the Board of Supervisors;
3. Find that the Board has reviewed and considered the information contained in the Mitigated Negative Declaration prior to approving the proposed general plan amendment;
4. Determine that the significant adverse effects of the project, as described in the Mitigated Negative Declaration, have either been reduced to an acceptable level;
5. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the Los Angeles County General Plan; and

6. Adopt the recommended General Plan Amendment Case No. 200800010-(5) amending the Land Use Policy Map of the Los Angeles Countywide General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on October 30, 2013.



Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:

Concurring: 4-0

Dissenting: None

Abstaining: None

Absent: Pedersen

Action Date: 10-30-13

SZD:JL;jl

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES RELATING TO
ZONE CHANGE NO. 200800008-(5)
FOR PROJECT NO. TR070854-(5)**

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), the County provides for adoption of amendment to county zoning regulation;

WHEREAS, the applicants, Patrick and Gertrude Lu (referred to as "Applicants"), proposes to develop 18 new attached condominium units within five (5) detached buildings on one (1) gross acre (referred to as "Project");

WHEREAS, the Applicants have requested approval of Zone Change No. 200800008-(5) to rezone one (1) gross acre from A-1-10,000 (Light Agricultural with a minimum lot size of 10,000 square feet) zone to R-3-DP (Limited Multiple Residence-Development Program) zone;

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change No. 200800008 on October 30, 2013; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The Project Site located at 5622 and 5624 Walnut Grove Avenue within the unincorporated community of San Gabriel.
2. Regional access to the Project Site is provided by the 10 freeway located approximately two (2) miles away to the south. Immediate access from the west to Project Site is provided through Walnut Grove Avenue (a secondary highway). Walnut Grove Avenue connects to Las Tunas Drive (a major highway) to the north.
3. Zone Change No. 200800008 is a request to change one (1) gross acre from A-1-10,000 (Light Agricultural with a minimum lot size of 10,000 square feet) zone to R-3-DP (Limited Multiple Residence-Development Program) zone. The DP-Development Program will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
4. General Plan Amendment No. 200800010 is a related request to amend the Project site from Countywide General Plan Category "1" (Low Density Residential) to Category "3" (Medium Density Residential).

5. Vesting Tentative Tract Map No. 070854 is a related request to create one (1) multi-family lot on one (1) gross acre to accommodate a multi-family condominium development consisting of 18 condominium units within five (5) detached buildings and 10 guest parking spaces.
6. Conditional Use Permit No. 200800180 is a related request to ensure consistency with the Development Program zoning addendum.
7. Approval of the Vesting Tentative Tract Map and the Conditional Use Permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed General Plan Amendment and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.
8. The Project Site is one (1) gross acre (0.91 net acres) in size, rectangular in shape, with flat terrain. The subject property is currently developed with four (4) single-family residences and two (2) detached garages.
9. Surrounding land uses within a 500-foot radius of the Project Site to the north is single-family residential and industrial/commercial; to the south is clustered single-family residential; to the east is a parking lot/SCE easement; and to the west is single-family and multi-family residential.
10. The Project site is one (1) gross acre and is zoned A-1-10,000 (Light Agricultural with a 10,000 square foot minimum lot size). The Commission has recommended that the Board of Supervisors approve Zone Change Case No. 200800008 to change the zoning of the subject property to R-3-DP (Limited Multiple Residence-Development Program).
11. Properties to the north of the Project Site are zoned R-2 (Two-Family Residence) and C-3 (Commercial/Light Manufacturing City of San Gabriel); to the south A-1 (Light Agricultural); to the east C-3 (Commercial/Light Manufacturing City of San Gabriel); and to the west R-2 (Two-Family Residence) and A-1 (Light Agricultural).
12. The site plan, labeled Exhibit "A", for the Conditional Use Permit and Tentative Map (dated December 7, 2010) depicts the one (1) gross acre project site with 18 attached condominium units within five (5) detached buildings, ten guest parking spaces, recreation area, trash container and landscaping. The maximum height of the proposed condominium buildings is 33 feet. Primary vehicular access to the Project site will be provided by Walnut Grove Avenue, which is a County designated secondary highway.
13. The site plan also includes required and voluntary compliance with the East Pasadena-San Gabriel CSD regarding minimum front yard depth and

structure height and setback. The East-Pasadena-San Gabriel Community Standards District (CSD) requires that structures that exceed 17 feet in height on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure at five (5) feet from the property line shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be setback an additional foot for every additional foot in height. Despite the fact the Project property is not adjacent to a single-family zone the Project voluntarily complies with the structure height and setback provisions of the CSD. The CSD also requires that the minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A total of 18 properties were analyzed (17 on Walnut Grove and one (1) on the corner of Walnut Grove and Broadway) and the average setback was 18.7 feet. The Project is proposing a 20 foot front yard setback which is in compliance with the CSD.

14. The Project is consistent with the proposed R-3-DP (Limited Multiple Residence with a Development Program) zoning classification. Multi-family residences are permitted in the R-3-DP zone pursuant to Section 22.20.260 of the County Code. The associated Conditional Use Permit will ensure the Project's compliance with the requirements and standards of the zone.
15. The requested zone change to R-3-DP (Limited Multiple Residence with a Development Program) is necessary to authorize the proposed use on the subject property.
16. The project is consistent with the uses allowed within R-3-DP (Limited Multiple Residence with a Development Program) zone and with the R-3 standards within the East Pasadena-San Gabriel Community Standards District (CSD): Minimum yards; landscaping; structure height and setback (voluntary compliance); maximum floor area; and parking.
17. The Project's location is within an urbanized area surrounded mostly by residential uses. A density study conducted for the area shows that the Project as proposed is consistent with the density of the area. Existing zoning classification of the project site was reflective of the prior planned use as low density residential and agriculture.
18. A need for the recommended zone classification exists within the area because the Countywide General Plan recognizes the importance of promoting a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned, moderate density dwelling units. The Project proposes to construct 18 new condominium units which would be individually owned and would be considered a moderate density residential project.

19. The subject property is a proper location for the proposed R-3-DP (Limited Multiple Residence with a Development Program) zoning classification and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice, in that the proposed zoning classification will allow implementation of development that protects the safety of current and future residents. The project site has access to all the available services and facilities that are needed for the proposed development. The subject property fronts on a designated County Secondary Highway. Moreover, the proposed development will act as a buffer for the single-family residential to the south from the commercial and light manufacturing to the north.
20. A density analysis was prepared for the subject property. Residential properties that were analyzed included those that are immediately adjacent to commercial properties along Las Tunas Drive. Also included in the analysis were the residential properties immediately adjacent to the properties already mentioned here. A total of 23 properties were analyzed (5 contain single-family residences and the rest contain at least 2 units). The analysis shows that for all the residential properties analyzed (80 units within 5.35 acres) the average density is 14.95 units per acre. When analyzing the residential properties immediately adjacent to commercial properties (50 units within 2.48 acres) the density is 20.18 units per acre. The project borders commercial zoning and uses and proposes a density of 18 units per gross acre which is consistent with the results of the density analysis.
21. The northerly portion of the subject property borders a mortuary, two (2) large condominium buildings and a portion borders an R-2 zoned property with two (2) residential units on it. To the south there are several residential developments with similar intensity to the proposed project. The developments directly south are comprised of clustered detached single-family units on single lots and the project as proposed consists of multiple attached single-family units in five (5) detached buildings. The project is near (approximately 0.5 mile) major commercial intersections at Las Tunas Drive and Rosemead Boulevard and Las Tunas Drive and San Gabriel Boulevard.
22. The project is not adjacent to single-family residential zoning, yet the project voluntarily complies with the second story setback provisions of the East Pasadena-San Gabriel CSD (22.44.135.D.2). The CSD states that "for structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure at five feet from the property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every

additional foot in height.” The site plan elevations show the project complying with this “Structure Height and Setback” provision of the CSD although the project is not adjacent single-family zoning.

23. The recommended zone change from A-1-10,000 (Light Agricultural with a 10,000 sq ft minimum lot size) to R-3-DP (Limited Multiple Residence with a Development Program) is consistent with General Plan Amendment Case No. 200800010 and, as reflected therein, with the goals and objectives of the General Plan.
24. The technical and engineering aspects of the Project have been resolved to the satisfaction of the Los Angeles County Department of Public Works, Fire, Parks and Recreation, Public Health and Regional Planning.
25. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the vesting tentative tract map and Exhibit “A”.
26. Compatibility with surrounding land uses will be ensured through the related general plan amendment, and conditional use permit.
27. There is no evidence that the Project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site.
28. The applicant has satisfied the “Burden of Proof” for the requested zone change.
29. During the October 30, 2013 public hearing, the Regional Planning Commission (“Commission”) heard a presentation from staff and testimony from the applicant. Three questions were asked to staff. The first being if the word “vesting” is required to be on the map, the second was regarding the 1,000 foot hearing notification for the Fifth Supervisorial District and the third was regarding the power lines to the east of the project site. One member of the public, Mr. Lawrence Berg, testified in opposition of the project. Mr. Berg’s concerns were regarding parking, traffic congestion and how many people would be living in the project after it is constructed. There being no further testimony, the Regional Planning Commission closed the public hearing, approved the Vesting Tentative Map and Conditional Use Permit and recommended approval of the Plan Amendment and Zone Change to the Board of Supervisors.
30. An Initial Study was prepared for this Project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000

et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects on the environment. Based on the Initial Study, a Mitigated Negative Declaration was prepared for this Project. Mitigation Measures are necessary in order to ensure the proposed Project will not have a significant effect on the environment.

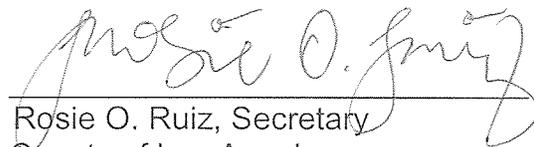
31. After consideration of the attached Mitigated Negative Declaration (MND), the Commission finds on the basis of the whole record before the Commission that, no significant environmental effects which cannot be avoided or mitigated have been identified. The MND identifies and analyzes potentially significant impacts of the Project, including potentially significant impacts related to traffic; construction recycling; Library services; and mitigation compliance. A Mitigation Monitoring and Reporting Program (MMRP) has been considered for the project to ensure that mitigation measures are implemented and completed. The MMRP requires that an annual report be submitted to Regional Planning for review until all mitigation measures have been implemented and completed.
32. The MND concludes that all potentially significant impacts of the project can be mitigated to a less than significant level.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles:

1. Hold a public hearing to consider General Plan Amendment No. 200800010, Zone Change No. 200800008, Vesting Tentative Tract Map No. 070854, and Conditional Use Permit No. 200800180;
2. Certify that the Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act and the State and County guidelines related thereto and reflects the independent judgment of the Board of Supervisors;
3. Find that the Board has reviewed and considered the information contained in the Mitigated Negative Declaration prior to approving the proposed zone change;
4. Determine that the significant adverse effects of the project, as described in the Mitigated Negative Declaration, have been reduced to an acceptable level;

5. Find that the recommended change of zone is consistent with the goals, policies and programs of the Los Angeles County General Plan, with the adoption of General Plan Amendment Case No. 200800010-(5) by the Board;
6. Find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
7. Adopt the recommended Zone Change Case No. 200800008-(5) changing the zoning classification on the property as depicted on the attached Exhibit and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on October 30, 2013.



Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:

Concurring: 4-0

Dissenting: None

Abstaining: None

Absent: Pedersen

Action Date: 10-30-13

SZD:JL:jl

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 070854**

1. The Regional Planning Commission (“Commission”) of the County of Los Angeles (“County”) has conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 070854 on October 30, 2013.
2. The applicants, Patrick and Gertrude Lu (“Applicants”), are proposing to construct 18 new condominium units within five (5) detached buildings on one (1) gross acre of land.
3. Vesting Tentative Tract Map No. 070854 is a request to create one multi-family lot by combining two (2) single-family lots to construct 18 new condominiums within five (5) detached buildings with ten guest parking spaces, a child play/BBQ area, trash enclosure and landscaping.
4. The project site located at 5622 and 5624 Walnut Grove Avenue within the unincorporated community of San Gabriel.
5. Access to the Project Site is provided via Walnut Grove Avenue, a secondary highway per the Master Plan of Highways, to the west of the property.
6. The Project Site is approximately one (1) gross acre (0.91 net acres) in size, rectangular in shape, with flat terrain. The subject property is currently developed with four (4) single-family residences and two (2) garages.
7. The surrounding land uses of the project site includes to the north single-family residential/commercial and light manufacturing; to the south clustered single-family residential; to the east parking lot/SCE easement and to the west single-family residential.
8. The subject property is zoned A-1-10,000 (Light Agricultural with a 10,000 sq ft minimum lot size).
9. The surrounding zoning includes to the north R-2 (Two-Family Residence) and Commercial/Light Manufacturing (City of San Gabriel); to the south A-1 (Light Agricultural); to the east Commercial/Light Manufacturing (City of San Gabriel) and to the west R-2 (Two-Family Residence) and A-1 (Light Agricultural).
10. The subject property is designated “1” Low Density Residential in the Los Angeles Countywide General Plan Land Use Policy map. Concurrent with this approval, the Commission has recommended that the Board of Supervisors approve an amendment to the Countywide General Plan to amend the one (1) acre Project Site to “3” Medium Density Residential.

11. Vesting Tentative Tract Map No. 070854 was heard concurrently with Plan Amendment No. 200800010, Zone Change No. 200800008, and Conditional Use Permit No. 200800180.
12. General Plan Amendment No. 200800010 is a related request to amend the project site from Countywide General Plan Category "1", Low Density Residential to Category "3", Medium Density Residential.
13. Zone Change No. 200800008 is a request to change the one (1) gross acre project site from A-1-10,000 zone (Light Agricultural with 10,000 sq ft minimum lot size) to R-3-DP (Limited Multiple Residence with a Development Program).
14. Conditional Use Permit No. 200800180 is a request to ensure consistency with the Development Program.
15. The site plan, labeled Exhibit "A", for the Conditional Use Permit and Tentative Map (dated December 7, 2010) depicts the one (1) gross acre project site with 18 condominium units within five (5) detached buildings, ten guest parking spaces, child's play/BBQ area, trash container and landscaping. The maximum height of the proposed condominium buildings is 33 feet. Primary vehicular access to the Project Site will be provided by Walnut Grove Avenue, which is a County designated secondary highway.
16. The Exhibit "A" includes voluntary compliance with the East Pasadena-San Gabriel CSD regarding minimum front yard depth and structure height and setback. The East Pasadena-San Gabriel CSD requires that structures that exceed 17 feet in height on a lot or parcel of land adjacent to a single-family residential zone (adjacent zone for the project is A-1 – Light Agricultural), the maximum height of the structure at five (5) feet from the property line shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. Despite the fact that the Project is not adjacent to a single-family zone the Project voluntarily complies with the structure height and setback provisions of the East Pasadena-San Gabriel CSD.
17. The East Pasadena-San Gabriel CSD requires that the minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A total of 18 properties were analyzed (17 on Walnut Grove and 1 on corner of Walnut Grove and Broadway) and the average front yard setback was 18.7 feet. The property is proposing 20 feet of front yard setback in compliance with the East Pasadena-San Gabriel CSD.
18. A density analysis for the project area was completed to show project compatibility with the surrounding area. The analysis looked at a total of 23 properties (5 are single-family homes while the rest have at least 2 units). It then separated the properties immediately adjacent to commercial properties (11 properties) and

analyzed the results. The analysis shows that for all 23 properties the average density is 14.95 units per acre (80 units within 5.35 acres) and for the 11 separated properties immediately adjacent to commercial the average density is 20.18 units per acre (50 units within 2.48 acres). The subject property is adjacent to commercial/light manufacturing zoning (City of San Gabriel) to the north. The Project is proposing a density of 18 units per acre which would be consistent with surrounding area density.

19. The Regional Planning Commission finds the proposed subdivision and the provisions for its design and improvement consistent with the density, goals and policies of the Los Angeles County General Plan, as amended by General Plan Amendment Case No. 2008000010.
20. Domestic water will be provided to the project site by the San Gabriel County Water District. Sanitary service will be provided by the City of San Gabriel. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The project site is within the boundaries of the San Gabriel Unified School District.
21. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Department of Public works, Fire, Parks and Recreation, Public Health and Regional Planning.
22. The site is physically suitable for the type of development being proposed, as the property is relatively level and has adequate space to be developed in accordance with the grading ordinance; has access to a County-maintained street; will be served by public sewers; will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
23. The project is consistent with the uses allowed within the R-3-DP (Limited Multiple Residence with a Development Program) zone and with the standards of the East Pasadena-San Gabriel CSD. The project also voluntarily complies with the structure height and setback provision of the East Pasadena-San Gabriel CSD by stepping back the second and third stories adjacent to the R-2 (two-family residence) zone which contains single-family residences.
24. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
25. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property does not contain any stream courses or high value riparian habitat.

26. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
27. This tract map has been submitted as a "Vesting" Tentative Map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).
28. The subdivider met with the president of the Michillinda Park Association, Jerry Brennan, to discuss the Project. Mr. Brennan did not object to the Project but did not submit anything in writing.
29. This project must comply with the Los Angeles County Green Building ordinance and Drought-Tolerant Landscaping Ordinance prior to building permit issuance.
30. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting. Additionally, the project was noticed and case materials were available on the County Department of Regional Planning website and at libraries located in the vicinity of the San Gabriel community.
31. During the October 30, 2013 public hearing, the Regional Planning Commission ("Commission") heard a presentation from staff and testimony from the applicant. Three questions were asked to staff. The first being if the word "vesting" is required to be on the map, the second was regarding the 1,000 foot hearing notification for the Fifth Supervisorial District and the third was regarding power lines to the east of the project site. One member of the public, Mr. Lawrence Berg testified on opposition of the project. Mr. Berg's concerns were regarding parking, traffic congestion and how many people would be living in the project after it is constructed. There being no further testimony, the Regional Planning Commission closed the public hearing, approved the Vesting Tentative Map and Conditional Use Permit and recommended approval of the Plan Amendment and Zone Change to the Board of Supervisors.
32. An Initial Study was prepared for this Project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potential impacts to the environment without mitigation therefore a Mitigated Negative Declaration was prepared. Mitigation Measures for traffic impacts, Library facility impacts and Hazardous Materials impacts have been developed and agreed to by the project applicant. A Mitigation Monitoring and Reporting Program has been developed and the applicant is responsible to submit annual mitigation compliance reports.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. After review and consideration of the Mitigated Negative Declaration the Regional Planning Commission certifies the Mitigated Negative Declaration (MND) has been completed in compliance with the California Environmental Quality Act and the State and County guidelines related thereto and that the MND reflects the independent judgment and analysis of the Commission and determines that the potential impacts of the Project have been mitigated to a level that is less than significant to the environment.
2. The Mitigation Monitoring and Reporting Program for the proposed project incorporated in the Mitigated Negative Declaration is approved and adopted and, pursuant to Section 21081.6 of the Public Resources Code, the Commission finds that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation.
3. Plan Amendment No. 200800010 and Zone Change No. 200800008 are recommended for approval to the Los Angeles County Board of Supervisors.
4. In view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 070854 is APPROVED subject to the attached conditions and further subject to approval by the Board of Supervisors of General Plan Amendment No. 200800010 and Zone Change No. 200800008.

SZD:JL:jl

CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 070854
(TENTATIVE MAP AND EXHIBIT MAP DATE DECEMBER 7, 2010)

GENERAL CONDITIONS:

1. This grant authorizes the subdivision of two (2) single-family lots into one (1) multi-family lot that is one (1) gross acre in size (0.91 net acres) with 18 attached condominium units within five (5) detached buildings. The Project also includes landscaping, guest parking, a child play/recreation area with BBQ and trash enclosure. Except as modified herein, this approval is subject to the requirements of the Los Angeles County ("County") Code (Title 21, Subdivision Ordinance and Title 22, Zoning Ordinance); the R-3-DP (Limited Multiple Residence – Development Program) zone; and the East Pasadena-San Gabriel Community Standards District; to all those conditions set forth in Conditional Use Permit No. 200800180; to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee that consists of the Department of Regional Planning ("Regional Planning"), Department of Public Works ("Public Works"), Fire Department, and Department of Parks and Recreation, which are incorporated herein by this reference; and the attached Mitigation Monitoring and Reporting Program ("MMRP"), which is included in the adopted Mitigated Negative Declaration for the Project and incorporated herein by this reference.
2. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 200800010 and Zone Change Case No. 200800008 by the Los Angeles County Board of Supervisors ("Board").
3. Unless otherwise apparent from the context, the "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the Zoning Code and Section 21.56.010 of the Subdivision Code.
4. 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 permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with the County Department of Regional Planning (Regional Planning) in the amount of \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in the Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider in accordance with County Code Section 2.170.010.

6. Prior to use of this grant, the subdivider or any successor in interest of the subdivider (herein after collectively "subdivider") shall submit evidence that the MMRP and the Conditions of the associated Conditional Use Permit No. 200800180 have been recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder").
7. Within three (3) days of the final approval date of this grant, the subdivider shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination ("NOD") for Project No. 070854-(5), which includes VTTM No. 070854 and Conditional Use Permit No. 200800180 in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the Fish and Wildlife Code, the subdivider shall pay the fees in effect at the time of filing of the NOD, as provided for in Section 711.4 of the Fish and Wildlife Code, currently \$2,231.25 (\$2,156.25 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
8. Prior to the use of this grant, the subdivider shall submit evidence that the MMRP and the Conditions of the associated CUP No. 200800180 have been recorded in the office of the County Registrar-Recorders/County Clerk (Recorder) and that all fees as required by Conditions Nos. 5 and 7 have been paid.
9. The subdivider shall deposit the sum of \$6,000.00 with Regional Planning within 30 days of the date of final approval of this grant in order to defray the cost of reviewing the subdivider's reports and verifying the information contained in the reports required by the MMRP. The subdivider shall replenish the mitigation monitoring

account if necessary until all mitigation measures have been implemented and completed.

10. The subdivider shall comply with all mitigation measures identified in the MMRP, which are incorporated by this reference as if set forth fully herein.
11. Within 30 days of the date of final approval of the grant by the County, the subdivider shall record a covenant and agreement, which is attached to the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual Mitigation Monitoring and Reporting Program to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
12. The subdivider shall comply with all conditions set forth by the Conditional Use Permit.
13. The subdivider shall comply with all the requirements set forth in the attached conditions from the Subdivision Committee Meeting (SCM) which include Public Works conditions dated May 16, 2011, Fire Department conditions dated January 4, 2011 and Department of Parks and Recreation conditions dated December 13, 2010.
14. Permission is granted to use modified street sections as shown on Vesting Tentative Tract Map No. 070854, including the development of private drives, to the satisfaction of L.A. County Public Works.
15. No grading permit shall be issued prior to the recommendation of a final map unless the Director of Regional Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map 070854 and CUP 200800180.
16. Show Walnut Grove Avenue as a dedicated street on the final map.
17. A final map is required for this land division. A waiver is not allowed.

PRIOR TO RECORDATION OF THE FINAL MAP

18. The subdivider shall submit a draft copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and any maintenance agreements and covenants to Regional Planning for review and approval prior to final map approval. Those provisions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning.

19. The subdivider shall label the interior driveways as "Private Driveways and Fire Lane" on the final map. Post the designated fire lane "No Parking - Fire Lane" and provide for its continued enforcement and maintenance in the CC&Rs to the satisfaction of Regional Planning.
20. The subdivider shall provide at least 50 feet of street frontage on the final map.
21. The subdivider shall show Walnut Grove Avenue as a dedicated street on the final map.
22. The subdivider shall construct or bond with Public Works to the satisfaction of that Department for driveway paving associated with private driveways and fire lanes.
23. The subdivider shall provide for the ownership and maintenance of the common and private driveways through a maintenance agreement or CC&R's that shall be entered into by the owners of the lots served or a homeowners association. The subdivider shall submit a copy of the agreement to be recorded with Regional Planning for approval prior to recordation.
24. The subdivider shall post all common driveways less than 26 feet in width with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the project's CC&R's or in a maintenance agreement. The subdivider shall submit a copy of the CC&R's or maintenance agreement to be recorded to Regional Planning for approval prior to recordation.
25. The subdivider shall provide reciprocal easements for ingress and egress over shared or common driveways. The subdivider shall submit a copy of the documentation to be recorded to Regional Planning for approval prior to final map recordation.
26. The private driveways shall be indicated on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted. The subdivider shall include conditions in the project CC&R's stating that driveways shall be maintained in accordance with the Fire Code.
27. The subdivider shall use the standard condominium note on the final map.
28. The subdivider shall provide in the CC&Rs that the Homeowners Association ("HOA") shall be responsible for ensuring removal of graffiti or other extraneous marking not permitted as part of the project, and the CC&Rs shall detail a method for removal of the graffiti or extraneous markings. The graffiti control protocol shall include, but shall not be limited to, the requirement that in the event such extraneous markings occur, the HOA shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting and that paint utilized in

covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

29. The subdivider shall remove all existing structures on the subject property. The subdivider shall submit a copy of the demolition permit or other proof of removal prior to final map approval, to the satisfaction of Regional Planning.
30. The subdivider shall plant at least nine (9) trees (one tree for every 5,000 square feet of the net project area) of a non-invasive species throughout the landscaped and common areas of the subject project and shall ensure compliance with this requirement through an approved landscaping plan and satisfactory bonding or other verification. The location and species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site /landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
31. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's actions becomes effective pursuant to Section 21.56.010 of the County Code.
32. Pursuant to Chapter 22.72 of the County Code, the subdivider shall pay a fee (currently \$14,670 but may change) to the Los Angeles County Librarian prior to issuance of any building permit. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request of Regional Planning.
33. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Regional Planning and Public Works.
34. The regulations of the Green Building, Drought-Tolerant Landscaping and Low Impact Development ordinances (Section 22.52 Parts 20, 21, and 22 of the Los Angeles County Code) apply to the subject Project. All future development on the subject property shall comply with said regulations.

SZD:JL:jl

Attachments:
Subdivision Committee Meeting Conditions
MMRP (pages 1-2)

The following reports consisting of 11 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

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

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract 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.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
11. Quitclaim or relocate easements running through proposed structures.
12. Remove existing buildings prior to final map approval. Demolition permits 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.

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 \$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.
17. Contribute to the City of San Gabriel a Traffic Impact Fee of \$18,480.00 or pay the required traffic fee to the satisfaction of the City of San Gabriel.

HW *JAC*
Prepared by John Chin
tr70854L-rev2 (rev'd 05-16-11).doc

Phone (626) 458-4918

Date 05-16-2011



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 70854

TENTATIVE MAP DATE: 12/07/10
EXHIBIT MAP DATE: 12/07/10

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

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP) / Low Impact Development (LID) Plan, which was conceptually approved on 5/20/10 to the satisfaction of the Department of Public Works.
 - a. Provide LID features as depicted on the approved LID Plan or approved equivalent to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map:

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

Name Lizbeth Calderon Date 12/28/10 Phone (626) 458-4921
LIZBETH CALDERON

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

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 70854
SUBDIVIDER Lu
ENGINEER Engles Shen
GEOLOGIST _____
SOILS ENGINEER _____

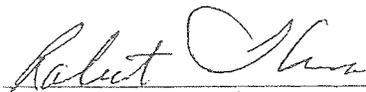
TENTATIVE MAP DATED 12-07-10, 2nd Revision
LOCATION San Gabriel
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE _____
REPORT DATE _____

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 12/21/10 is attached.

Prepared by


Robert O. Thomas

Reviewed by



Date

12-20-10

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 ---
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 70854
Location San Gabriel
Developer/Owner Lu
Engineer/Architect Engles Shen
Soils Engineer -----
Geologist -----

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

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 12/7/10 (Rev.)
Previous Review Sheet Dated 12/8/09

ACTION:

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

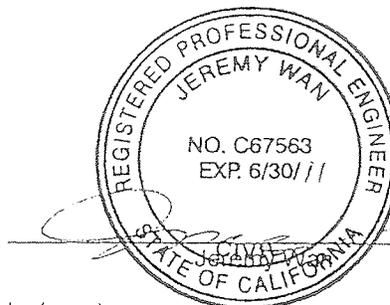
REMARKS/CONDITIONS:

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

Prepared by


Olga Cruz

Reviewed by



Date 12/21/10

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

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

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

mdf

Name David Esfandi Date 01/04/11 Phone (626) 458-4921

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

1. Dedicate right of way 40 feet from centerline on Walnut Grove Avenue. Ten feet of additional right of way is required beyond the existing right of way line.
2. Dedicate the right to restrict vehicular access on Walnut Grove Avenue along the property frontage.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Walnut Grove Avenue to the satisfaction of Public Works.
4. Construct the proposed driveway apron to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works
5. If necessary to meet ADA requirements, dedicate additional right of way to provide a pedestrian path along the proposed driveway to the satisfaction of Public Works.
6. Construct full width sidewalk along the property frontage on Walnut Grove Avenue to the satisfaction of Public Works.
7. Relocate or remove the existing wood fencing from within the public right of way.
8. Repair any damaged improvements during construction along the property frontage on Walnut Grove Avenue to the satisfaction of Public Works and the City of San Gabriel.
9. Plant street trees along property frontage on Walnut Grove Avenue to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
10. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
11. Prepare detailed signing and striping plans (scale 1" = 40') for Walnut Grove Avenue along the property frontage to the satisfaction of Public Works and City of San Gabriel.
12. Construct curb, gutter, base, and pavement along the property frontage along Walnut Grove Avenue commensurate with a secondary highway to the satisfaction of Public Works and City of San Gabriel.

13. Construct transition pavement and reconstruct offsite driveways to the satisfaction of Public Works and City of San Gabriel.
14. 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.
15. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Walnut Grove Avenue to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The installation must be accepted by the Lighting District per approved plans prior to issuance of a Certificate of Occupancy. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year,. The transfer of billing could be delayed one or more years if the above conditions are not met.



Prepared by Patricia Constanza
TR70854r-rev2(rev'd 05-06-11).doc

Phone (626) 458-4921

Date 05-06-2011

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

1. If necessary, the subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works. If a sewer mainline will not be proposed, obtain approval from the Los Angeles County Sanitation District for connection of five (5) sewer house laterals to the sewers trunk line.
2. The subdivider shall install separate house laterals to serve each building in the land division.
3. The subdivider shall submit supporting calculations to Public Works to confirm capacity is available in the proposed sewerage system servicing this land division.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. If a sewer main line is installed, easements are required, subject to review by Public Works to determine the final locations and requirements.


Prepared by Julian Garcia
tr70854s-rev2.doc

Phone (626) 458-4921

Date 12-29-2010

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Submit landscape and irrigation plans for the common area in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
4. Submit landscape and irrigation plans for the common area in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Install a separate water irrigation systems for recycled water use per landscape plans.



Prepared by Julian Garcia
tr70854w-rev2(rev'd 02-03-11).doc

Phone (626) 458-4921

Date 02-03-2011



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

FD - JCB

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 70854 Map Date: December 07, 2010 - Ex A

C.U.P. _____ Vicinity 0176D

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla Date January 4, 2011

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



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 70854 Map Date: December 07, 2010 - Ex A

Revised Report yes

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 2000 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow
- The required fire flow for private on-site hydrants is 1250 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install 1 public fire hydrant(s). Upgrade / Verify existing public fire hydrant(s).
Install 1 private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 - Location: As per map on file with the office.
 - Other location: See EXHIBIT MAP for exact location of required fire hydrants.
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per the fire flow test performed by San Gabriel County Water District dated 08-07-09, the water availability is adequate but the fire hydrant spacing DOES NOT comply with the minimum lot frontage coverage requirement. Therefore, a new public fire hydrant is required. Due to the depth of the lot, a private on-site fire hydrant is required. See Exhibit Map for location of required fire hydrants.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date January 4, 2011

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



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	70854	DRP Map Date: 12/07/2010	SCM Date: 01/06/2011	Report Date: 12/13/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.17
IN-LIEU FEES:	\$69,623

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$69,623 in-lieu fees.

Trails:

No trails.

Comments:

Proposed development of 18 new condominium units.

***Advisory:

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

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

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

By: James Barber
James Barber, Land Acquisition & Development Section

Supv D 5th
December 09, 2010 13:24:21
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	70854	DRP Map Date: 12/07/2010	SMC Date: 01/06/2011	Report Date: 12/13/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		Map Type: REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

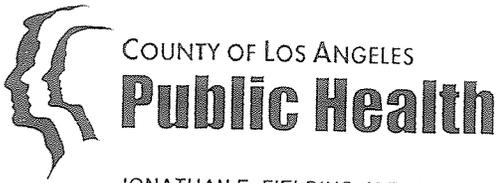
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	0	0.00
M.F. < 5 Units	3.23	0.0030	18	0.17
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.17

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.17	\$409,548	\$69,623

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
0.17	0.00	0.00	0.17	\$409,548	\$69,623



COUNTY OF LOS ANGELES

Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Tract Map No. 070854

Vicinity: San Gabriel

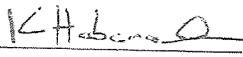
Tentative Tract Map Date: December 7, 2010 (2nd Revision)

The Los Angeles County Department of Public Health cannot recommend approval of Vesting Tentative Tract Map 070854 until the following requirement has been satisfied:

1. Provide a current letter from the public water company assuring water connection and service to the entire subdivision.

All requested documents shall be identified with the map number and sent directly to the following:

County of Los Angeles Department of Public Health
Environmental Health Division
5050 Commerce Drive
Baldwin Park, CA 91706-1423
Attn: Ken Habaradas, REHS
Email: khavaradas@ph.lacounty.gov

Prepared by:  Phone: (626) 430-5382
Ken Habaradas

Date: January 4, 2011

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

PROJET NO. TR070854

CONDITIONAL USE PERMIT NO. 200800180

ENVIRONMENTAL ASSESSMENT NO. 200900024

HEARING DATE: OCTOBER 30, 2013

SYNOPSIS

The applicants, Patrick and Gertrude Lu (“Applicants”), request approval of a vesting tentative tract map and conditional use permit and a recommendation of approval to the Board of Supervisors for a plan amendment and zone change to authorize a condominium development consisting of 18 condominium units within five (5) detached buildings, ten (10) guest parking spaces, a recreational area with BBQ and child play area and landscaping on a 1 (one) gross acre site located in the unincorporated community of San Gabriel.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

October 30, 2013 Public Hearing

A duly noted public hearing was scheduled before the Regional Planning Commission on October 30, 2013. Commissioners Helsley, Valadez, Louie and Modugno were present, Commissioner Pedersen was absent. Staff made a presentation and after the presentation was complete Commissioner Helsley had three questions for staff. The first question was regarding the vesting tentative tract map and if the word “vesting” was necessary. Staff replied that there is a difference between a “vesting tentative map” and a “tentative map” and it is the applicant’s decision whether to do a “vesting tentative tract map” or not. The second question was regarding why there was a 1,000 foot radius notification. Staff replied that all projects in the Fifth Supervisorial District require a 1,000 foot notification radius. The third question was regarding the existing high-tension power lines to the east of the property and their proximity to the project site. Staff responded that all applicable environmental issues were vetted in the initial study process pursuant to CEQA. Next, the applicant’s representatives, Stanley Lu and Engles Shen, testified in favor of the project and showed a rendering of what they think the project will look like when completed. One person, Mr. Lawrence Berg, testified in opposition to the project. Mr. Berg’s concerns were regarding parking, traffic congestion and how many people would be living in the project after it is constructed.

There being no further testimony, the Regional Planning Commission closed the public hearing, approved the Vesting Tentative Tract Map and Conditional Use Permit and recommended approval of the Plan Amendment and Zone Change to the Board of Supervisors.

FINDINGS

1. The Applicants are requesting a Conditional Use Permit ("CUP") to ensure consistency with the Development Program (DP) zoning addendum on a one (1) gross acre site for the development of an 18 unit condominium project. The development consists of combining two (2) lots to make one (1) multi-family lot to accommodate 18 condominium units within five (5) detached buildings.
2. A Conditional Use Permit is required to ensure compliance with the requirements and standards of the proposed Development Program (DP) zone pursuant to Sections 22.40.040 of the Los Angeles County Code for the proposed development and to ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
3. CUP No. 200800180 was heard concurrently with Plan Amendment No. 200800010, Zone Change No. 200800008 and Vesting Tentative Tract Map No. 070854. Approval of the vesting tentative tract map will not become effective unless and until the Board of Supervisors has approved the General Plan Amendment and adopted an ordinance effecting the change of the zone and such ordinance has become effective.
4. General Plan Amendment No. 200800010 is a related request to amend the project site from Countywide General Plan Category "1", Low Density Residential to Category "3", Medium Density Residential.
5. Zone Change No. 200800008 is a request to change the one (1) gross acre project site from A-1-10,000 zone (Light Agricultural with 10,000 sq ft minimum lot size) to R-3-DP (Limited Multiple Residence Zone with a Development Program).
6. Vesting Tentative Tract Map No. 070854 is a related request to create one (1) multi-family lot on one (1) gross acre to accommodate a condominium development consisting of a total of 18 condominium units within five (5) detached buildings, 10 guest parking spaces and a recreation area with BBQ and child play area.
7. The project site located at 5622 and 5624 Walnut Grove Avenue within the unincorporated community of San Gabriel.
8. Access to the project site is provided via Walnut Grove Avenue to the west of the property.
9. The project site is approximately one (1) gross acre (0.91 net acres) in size, rectangular in shape, with flat terrain. The subject property is currently developed with four (4) single-family residences and two (2) detached garages.

10. The surrounding land uses includes to the north single-family residential/multi-family residential/commercial; to the south clustered single-family residential; to the east parking lot/SCE easement and to the west single-family residential.
11. The subject property is zoned A-1-10,000 (Light Agricultural with 10,000 sq ft minimum lot size).
12. The surrounding zoning includes to the north R-2 (Two-Family Residence) and Commercial/Light Manufacturing (City of San Gabriel); to the south A-1 (Light Agricultural); to the east Commercial/Light Manufacturing (City of San Gabriel) and to the west R-2 (Two-Family Residence) and A-1 (Light Agricultural).
13. The subject property is designated as "1" Low Density Residential in the Los Angeles Countywide General Plan Land Use Policy map. Concurrent with this approval, the Commission has recommended that the Board of Supervisors approve an amendment to the Countywide General Plan to amend the one (1) gross acre project site to "3" Medium Density Residential.
14. The site plan, labeled Exhibit "A", for the Conditional Use Permit and Tentative Map (dated December 7, 2010) depicts the one (1) gross acre project site with 18 condominium units within five (5) detached buildings, ten guest parking spaces, child's play/BBQ area, trash container and landscaping. The maximum height of the proposed condominium buildings is 33 feet. Primary vehicular access to the Project Site will be provided by Walnut Grove Avenue, which is a County designated secondary highway.
15. The Exhibit "A" also includes voluntary compliance with the East Pasadena-San Gabriel CSD regarding minimum front yard depth and structure height and setback. The East Pasadena-San Gabriel CSD requires that structures that exceed 17 feet in height on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure at five (5) feet from the property line shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. Despite the fact that the project is not adjacent to a single-family zone the project voluntarily complies with the structure height and setback provisions of the East Pasadena-San Gabriel CSD on the portion abutting the R-2 (Two-family residence) zone.
16. The East Pasadena-San Gabriel CSD requires that the minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A total of 18 properties were analyzed (17 on Walnut Grove and 1 on corner of Walnut Grove and Broadway) and the average front yard setback was 18.7 feet. The Project is proposing 20 feet of front yard setback in compliance with the East Pasadena-San Gabriel CSD.

17. Approximately 800 cubic yards of grading, or earth movement, will be needed to accommodate the proposed development. The grading is necessary construction of the Project as proposed. Approximately 380 cubic yards of soil from the project site will be cut and 420 cubic yards will be fill. The 380 cubic yards of cut will be used as part of the 420 cubic yards of fill and the remaining 40 cubic yards of fill will be imported.
18. Domestic water will be provided to the project site by the San Gabriel County Water District. Sanitary service will be provided by the City of San Gabriel. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The project site is within the boundaries of the San Gabriel Unified School District.
19. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Department of Public works, Fire, Parks and Recreation, Public Health and Regional Planning.
20. The proposed use for the subject property is appropriate because its location allows for a more efficient land use by a more concentrated pattern of urban development. The Project's location within an urbanized area, surrounded by major commercial uses and access to public transportation, makes it suitable for development with higher density residential uses.
21. A density analysis was conducted for the Project area to show project compatibility with the surrounding area. The analysis looked at a total of 23 properties (5 properties contain single-family residences while the rest contain at least two (2) units. It then separated the properties immediately adjacent to commercial properties (11 properties) and analyzed the results. The analysis shows that for all 23 properties the average density is 14.95 units per acre (80 units within 5.35 acres) and for the 11 separated properties immediately adjacent to commercial the average density is 20.18 units per acre (50 units within 2.48 acres). The Project is proposing a density of 18 units per acre which would be consistent with surrounding area density.
22. The site is physically suitable for the type of development being proposed, as the property is relatively flat, adequately served by public utilities and of appropriate size to adequately fit the proposed development and complies with the East Pasadena-San Gabriel CSD standards.
23. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures excepts as otherwise modified, as shown on the vesting tentative tract map and Exhibit "A".

24. The project is consistent with the development standards and requirements applicable to the East Pasadena-San Gabriel CSD, as set forth in Section 22.44.135 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
25. The project is consistent with the uses allowed in the R-3 zone and the East Pasadena-San Gabriel CSD.
26. An Initial Study was prepared for this Project in compliance with the California Environmental Quality Act (public resources code section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potential impacts to the environment without mitigation therefore a Mitigated Negative Declaration was prepared. Mitigation Measures for traffic impacts, Library facility impacts and Hazardous Materials impacts have been developed and agreed to by the project applicant. A Mitigation Monitoring and Reporting Program has been developed and the applicant is responsible to submit annual mitigation compliance reports.

Traffic: Pay traffic impact fees to the City of San Gabriel in the amount of \$18,480. Any and all necessary traffic control measures and improvements related to the Project shall be coordinated between the City of San Gabriel and Los Angeles County Public Works. Any transportation of heavy construction equipment and/or materials, which requires the use of oversized transport vehicles on State highways (i.e. Rosemead Blvd.) will require a Caltrans transportation permit. Such large truck trips shall be limited to off-peak commute hours.

Recycling: Construction, demolition and grading projects in the Los Angeles County's unincorporated areas are required to recycle or reuse a minimum of 50 percent of the construction and demolition debris generated by weight per the Los Angeles County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan, which also depicts provision of an adequate storage area for collection and removal of recyclable materials and any green waste materials, must be submitted to and approved by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued.

Library: The applicant will be required to pay library facilities mitigation fees at the time the building permits for the Project are issued. The proposed project is located in the Library's Planning Area 3 (West San Gabriel). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$815 per residential unit. Therefore, the applicant would be required to pay a mitigation fee of \$14,670 (\$815 x 18 residential units). The actual fee obligation for this Project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.

Mitigation Compliance: As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed. Any unused portion of the deposit in the applicant's established mitigation monitoring account, upon satisfactory completion of the mitigation monitoring and reporting program, will be refunded to the applicant.

27. The design of the project and proposed improvements will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area since traffic, recycling and Library services are addressed in the environmental evaluation.
28. The development program provides conditions to ensure that the development occurs conforming to the approved plans and use since the project plans and CUP and are critical for the approval of this project at this location. The program ensures that the plan that is replacing a lesser type of development is compatible with the surrounding neighborhood and does not represent a menace to the public convenience, welfare or development needs of the area.
29. There is no evidence that the project will jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
30. The subject project site is appropriate in size and shape to accommodate the yards, walls, guest parking, and landscaping. The project site is one (1) acre in size and accommodates the proposed development according to the standards of the East Pasadena-San Gabriel CSD. Several multi-family developments are located within the vicinity of the project and the density analysis shows that the density of the project is comparable to the average density of the area. The project also voluntarily complies with structure height and setback provisions of the East Pasadena-San Gabriel CSD.
31. A landscape plan has been submitted for the project. An appropriate amount of draught tolerant and native plantings have been incorporated in the landscape plan, which shows landscaped and hardscaped areas along with a plant palette. Conditions of approval have been included to ensure that a more detailed construction plan prepared by a certified landscape architect, showing the irrigation plan, hardscape features, and detail plant palette, be submitted and approved by the Director of Regional Planning.
32. The East Pasadena-San Gabriel CSD requires a minimum of 20 percent of the required front yard shall contain softscape landscaping and the project provides 73 percent front yard softscape landscaping.

33. The applicant has satisfied the "Burden of Proof" for the requested CUP.
34. The applicant met with the president of the Michillinda Park Association, Jerry Brennan, to discuss the Project. Mr. Brennan did not object to the project but did not submit anything in writing.
35. The subject property is not located in a Significant Ecological Area and the proposed design and improvements will not cause damage to fish and wildlife habitat.
36. This project must comply with the Los Angeles County Green Building ordinance and Drought-Tolerant Landscaping Ordinance prior to building permit issuance.
37. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
38. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

- A. The use with the attached conditions and restrictions will be consistent with the adopted general plan for the area; and
- B. The requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, and not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required;

- E. The Project complies with the East Pasadena-San Gabriel CSD.
- F. The development program provides necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.90 and 22.56.1020 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION

1. After review and consideration of the Mitigated Negative Declaration the Regional Planning Commission certifies the Mitigated Negative Declaration (MND) has been completed in compliance with the California Environmental Quality Act and the State and County guidelines related thereto and that the MND reflects the independent judgment and analysis of the Commission and determines that the potential impacts of the Project have been mitigated to a level that is less than significant to the environment.
2. The Mitigation Monitoring and Reporting Program for the proposed project incorporated in the Mitigated Negative Declaration is approved and adopted and, pursuant to Section 21081.6 of the Public Resources Code, the Commission finds that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation.
3. Plan Amendment No. 200800010 and Zone Change No. 200800008 are recommended for approval to the Los Angeles County Board of Supervisors.
4. In view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 070854 and Conditional Use Permit No. 200800180 are APPROVED subject to the attached conditions.

VOTE:

Concurring: 4

Dissenting: None

Abstaining: None

Absent: Pedersen

Action Date: 10/30/13

c: Each Commissioner, Commission Services, BOS 5th District, Zoning Enforcement, Building and Safety

SZD:JL;jl

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR070854-(5)
CONDITIONAL USE PERMIT NO. 200800180**

PROJECT DESCRIPTION

The project to create one (1) multi-family lot approximately one (1) acre in size and to construct 18 new, attached condominium units in five (5) separate buildings and also includes ten guest parking spaces, a BBQ and child play area, landscaped areas and a trash enclosure subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, 12, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee 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 permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall be considered used after the recordation of a final map for Vesting Tentative Tract Map No. 070854. In the event that Vesting Tentative Tract Map No. 070854 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for ten (10) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially

responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Wildlife Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Wildlife Code, currently \$2,231.25 (\$2,156.25 for a Mitigated Negative Declaration plus \$75.00 processing fee), No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
13. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, four (4) copies of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director for review and approval pursuant to section 21.16.015. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

22. This grant authorizes a Conditional Use Permit (CUP) to ensure the consistency with the Development Program (DP) zoning addendum on a one (1) gross acre site for the development of an 18 unit condominium project.
23. All utilities shall be placed underground to the satisfaction of Public Works. Provide satisfactory evidence that the applicants have made arrangements with the serving utilities to install underground all of the new facilities to furnish service.
24. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
25. All grading and construction and appurtenant activities, including engine warm up, shall be restricted between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday.
26. If during construction soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented to the satisfaction of the County Department of Public Health (Public Health). If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
27. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A".
28. No building or structure of any kind except a temporary structure used only in the development of the property shall be built, erected or moved onto any part of the property.
29. The permittee shall comply with all conditions set forth by the Subdivision Committee Meeting members as detailed in Tentative Tract Map No. 070854.
30. The permittees shall comply with the County's Green Building requirements of sections 22.52.2100, et seq. of the County Code, unless otherwise waived or modified by Public Works, or as otherwise provided in applicable law, which include, among other things, the requirement that the permittee shall plant one 15-gallon tree for every 5,000 square feet of developed area, where at least 65 percent of such trees shall be of the type identified on Regional Planning's drought-tolerant plant list. Existing on-site trees of any species with trunks that are greater than or equal to six inches in diameter may count towards this requirement.

31. The regulations in the County's Green Building, Drought-Tolerant Landscaping, and Low-Impact Development ordinances, set forth in Parts 20, 21, and 22 of section 22.52 of the County Code respectively shall apply to this Project, and all future development on the site shall comply with these regulations. In the event that any or all of the above-referenced County ordinances are repealed, State law and regulations regarding green building, drought-tolerant landscaping, and low-impact development shall apply.
32. Except as modified herein, the permittees shall also comply with all of the conditions set forth in the attached reports recommended by the Subdivision Committee, which committee consists of Regional Planning, Public Works, Fire Department, Parks and Recreation, and County Department of Public Health. The reports are incorporated herein in their entirety by reference.
33. The permittees shall submit a copy of any and all Project Covenants, Conditions, and Restrictions (CC&R's) to Regional Planning for review and approval prior to any final map approval. Any provisions in the conditions required by the County to be contained in the CC&R's shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning. A copy of these conditions of approval shall be attached to the CC&R's. The permit shall provide a copy of the recorded CC&R's to Regional Planning upon recordation.
34. The permittees shall submit the final design plans to be incorporated as part of a Revised Exhibit "A", for building façade, material types and colors, signage (if applicable), and other architectural design features, including window and door details, for final review and approval by the Director before issuance of any building permit.

PRIOR TO ISSUANCE OF A GRADING PERMIT

35. The Permittee shall submit a map showing, in sufficient detail, the proposed route over streets and highways, and the location to which such grading materials are to be imported for review and approval by the Director of Regional Planning before issuance of a grading permit, pursuant to Section 22.56.172 of the County Code.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

36. Three copies of a detailed landscape plan, which may be incorporated into a revised site plan (if necessary), shall be submitted to and approved by the Director before issuance of a building permit. The landscaping plan shall be prepared by a licensed landscape architect and show compliance with the County's drought tolerant landscaping ordinance.

The landscaping plan shall show size, type and location of all plants, trees and sprinkler facilities, including all landscaping and irrigation. Permittee is encouraged to integrate native species, including trees and shrubs, as a part of the plant palette where appropriate. Watering facilities shall consist of a permanent water-efficient irrigation system such as "bubblers" or drip irrigation, where applicable. All

landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

37. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

Attachments:

Mitigation Monitoring and Reporting Program (pages 1- 2)

MITIGATION MONITORING PROGRAM (MMP)
PROJECT NO. TR070854

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Traffic				
<p>1. Traffic impact fees are required to be paid by the applicant to the City of San Gabriel. Any and all necessary traffic control measures and improvements related to the project shall be coordinated between the City of San Gabriel and Los Angeles County Public Works.</p> <p>2. Any transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways (i.e. Rosemead Blvd., etc.), will require a Caltrans transportation permit. Such large size truck trips shall be limited to off-peak commute hours. Contact Jonathan Palacio at (213) 897-3747 for information, record number 110718JP.</p>	<p>Payment to the City of San Gabriel, and deposit fees for implementation of MMP to the County for review and initiation of Traffic mitigation measure, to be paid prior to recordation of final map.</p>	<p>Monitoring to occur prior to and during construction.</p>	<p>Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, City of San Gabriel and CalTrans</p>
Recycling				
<p>3. Construction, demolition, and grading projects in the Los Angeles County's unincorporated areas are required to recycle or reuse a minimum of 50 percent of the construction and demolition debris generated by weight per the Los Angeles County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan, which also depicts provision of an adequate storage area for collection and removal of recyclable materials and any green waste materials, must be submitted to and approved by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued. Contact Public Works at (626) 458-3524.</p>	<p>Deposit fees for implementation of MMP to the County for review and initiation of Recycling measure, to be paid prior to recordation of final map.</p>	<p>Monitoring to occur prior to issuance of demolition, construction or grading permits.</p>	<p>Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.</p>	<p>Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), Fire Department (Fire Prevention Division) if directed to by Public Works</p>

MITIGATION MONITORING PROGRAM (MMP)
PROJECT NO. TR070854

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Library Mitigation Fees				
<p>4. The applicant will be required to pay library facilities mitigation fees at the time the building permits for the project are issued. The proposed project is located in the Library's Planning Area 3 (West San Gabriel). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$815 per residential unit. Therefore, the applicant would be required to pay a mitigation fee of \$14,670 (\$815 x 18 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.</p>	<p>Deposit fees for implementation of MMP to the County, for review and initiation of Library Mitigation Fees, to be paid prior to recordation of final map.</p>	<p>Monitoring to occur prior to issuance of building permits.</p>	<p>Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed</p>	<p>Los Angeles County Departments of Regional Planning and County Library</p>
Mitigation Compliance				
<p>5. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.</p> <p>6. Any unused portion of the deposit in the applicant's established mitigation monitoring account, upon satisfactory completion of the mitigation monitoring program, will be refunded to the applicant.</p>	<p>Submittal and approval of annual Mitigation Compliance Report, replenishment of deposit for Mitigation Monitoring account is necessary until such time as all mitigation measures have been implemented and completed.</p>	<p>Annually</p>	<p>Applicant responsible for submitting annual mitigation compliance report to DRP, for payment and deposit of all fees, and for implementing required measures as directed</p>	<p>Los Angeles County Dept. of Regional Planning</p>