Regional Planning Commission Transmittal Checklist

Hearing Date
10/30/2013
Agenda Item No.
6

Project Number: TR070854

Case(s):
Tentative Tract Map No. 070854
Plan Amendment No. 200800010
Zone Change No. 200800008
Conditional Use Permit Case No. 200800180
Environmental Assessment Case No. 200800122

Planner: Jeff Lemieux

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☒ Draft Resolutions
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (MND with MMRP)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☒ Tentative Tract Map
- ☐ Site Plan / Floor Plans / Elevations
- ☒ Exhibit Map
- ☐ Landscaping Plans
- ☐ _____
- ☐ _____
- ☐ _____

Reviewed By: _____

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

PROJECT SUMMARY

PROJECT NUMBER
TR070854

HEARING DATE
October 30, 2013

REQUESTED ENTITLEMENTS
Vesting Tentative Map No. TR070854
Plan Amendment No. PA200800010
Zone Change No. ZC200800008
Conditional Use Permit No. CUP200800180
Environmental Assessment No. ENV200800122

OWNER / APPLICANT
Patrick and Gertrude Lu / Engles Shen

MAP/EXHIBIT DATE
12/07/2010

PROJECT OVERVIEW
The applicant is requesting approval of a Vesting Tentative Tract Map, a General Plan Amendment, a Zone Change and a Conditional Use Permit for a Development Program to create one multi-family lot and develop 18 new attached condominium units in five (5) buildings on approximately one (1) acre. The current zoning for the property is A-1-10,000 (Light Agricultural with a 10,000 sq ft minimum lot size) and the applicant is requesting a zone change to R-3-DP (Limited Multiple Residence with a Development Program). The current General Plan Land Use category is "1" – Low Density Residential and the applicant is requesting a General Plan Amendment to "3" – Medium Density Residential.

LOCATION
5622-5624 Walnut Grove Avenue/East Pasadena-East San Gabriel

ACCESS
Walnut Grove Avenue

ASSESSORS PARCEL NUMBER(S)
5387-039-035 and 5387-039-036

SITE AREA
One (1) gross acre (0.91 net acres)

GENERAL PLAN / LOCAL PLAN
Countywide General Plan

ZONED DISTRICT
East San Gabriel

LAND USE DESIGNATION
"1" – Low Density Residential ("3" - Medium Density Residential is proposed)

ZONE
A-1-10,000 (R-3-DP is proposed)

PROPOSED UNITS
18 condominium units within five (5) buildings

MAX DENSITY/UNITS
18 DU/AC

COMMUNITY STANDARDS DISTRICT
East Pasadena-San Gabriel CSD

ENVIRONMENTAL DETERMINATION (CEQA)
Mitigated Negative Declaration

KEY ISSUES
- General Plan Amendment Burden of Proof requirements
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof requirements)
  - 22.16.110 (Zone Change Burden of Proof requirements)
  - 22.44.135 (East Pasadena-San Gabriel CSD requirements)

STAFF RECOMMENDATION

CASE PLANNER:
Jeff Lemieux

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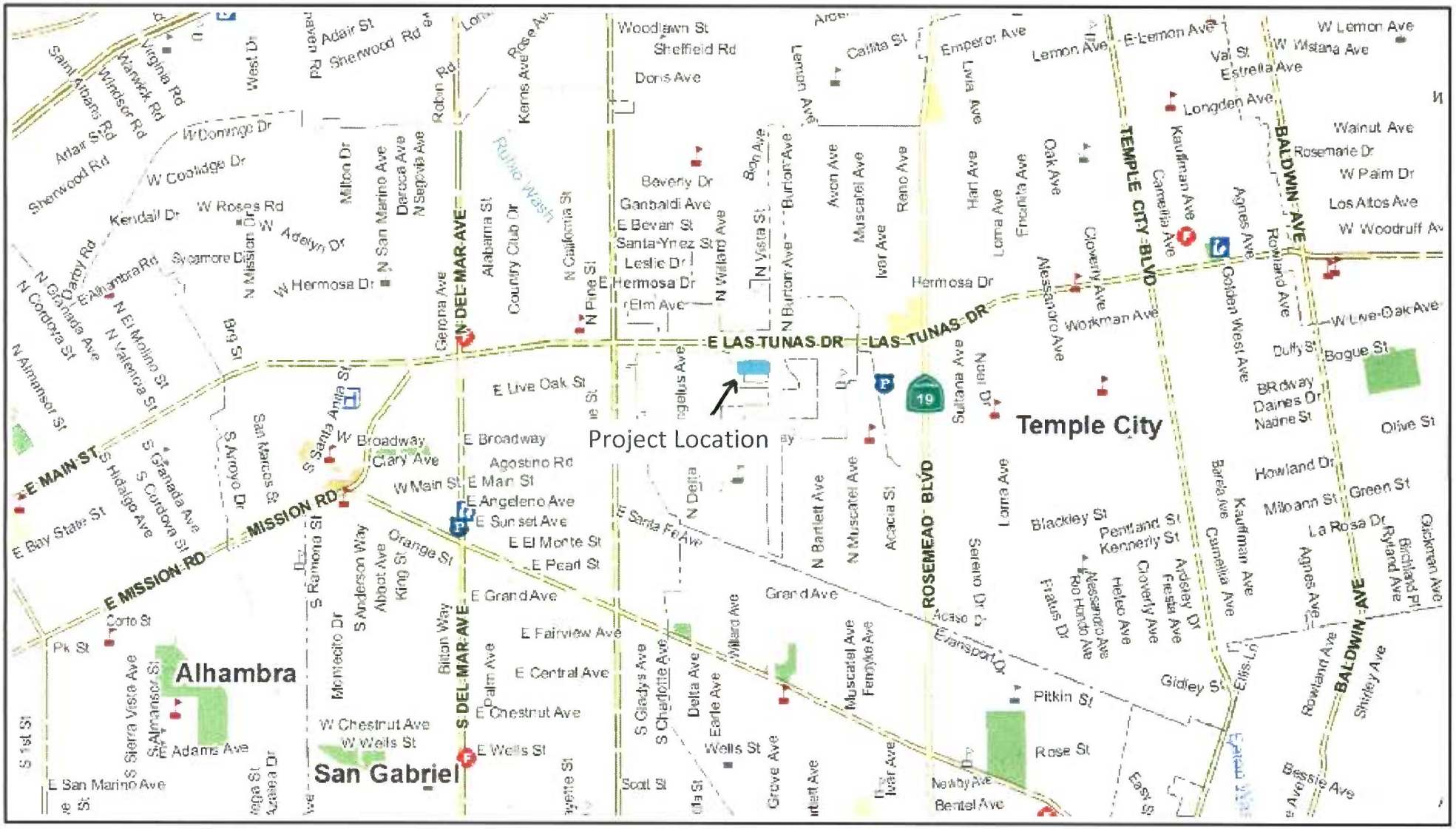

5622-5624 Walnut Grove Avenue

Location Map

Printed: Oct 17, 2013

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ENTITLEMENTS REQUESTED

- Vesting Tentative Tract Map to create one (1) multi-family lot for 15 condominium units on one (1) gross acre out of two (2) single-family residential lots.
- Countywide General Plan Amendment to change the land use category from "1" – Low Residential to "3" – Medium Density Residential.
- Zone Change to redesignate the zoning from A-1-10,000 to R-3-DP.
- Conditional Use Permit to allow a Development Program with the proposed zone change.

PROJECT DESCRIPTION

The applicants, Patrick and Gertrude Lu, is requesting approval of a Vesting Tentative Tract Map, a General Plan Amendment, a Zone Change and a Conditional Use Permit (CUP) for a Development Program to create one multi-family lot approximately one (1) acre in size and to construct 18 new attached condominium units in five (5) separate buildings. Ten (10) guest parking spaces and BBQ/child play area are included as part of the project. The Vesting Tentative Tract Map, General Plan Amendment, Zone Change and CUP are necessary to construct the project as proposed. Currently, the project site is developed with four (4) single-family residences and two (2) garages which will be removed. The project is subject to the Green Building Ordinance, the Low Impact Development Ordinance and the Drought Tolerance Ordinance. Currently, the zoning on the subject properties is A-1-10,000 and the General Plan Land Use category is "1" - Low Density Residential (1-6 du/ac). The Zone Change would change the zone to R-3-DP and the Plan Amendment would redesignate the Land Use Category to "3" - Medium Density Residential (12-22 du/ac).

MAP DESCRIPTION

The first page of the Vesting Tentative Tract Map No. 070854 (Map) shows the existing improvements on the subject property. Currently, the property consists of four (4) single-family residences and two (2) garages all of which will be removed. The first page also shows existing trees, easements and fences/walls. The second page of the Map shows the project as proposed consisting of 18 condominium units within five (5) separate buildings, 10 guest parking spaces, BBQ and child play area, private driveway area, Fire Department turn around, landscaping and trash container area. The third page of the Map shows conceptual design of the buildings by showing the elevations and also has a East Pasadena-East San Gabriel CSD conformance table. The fourth and fifth pages of the Map show all the elevations of the proposed project and the sixth page shows a typical floor plan for the units.

EXISTING ZONING

The subject property is zoned A-1-10,000, in the East San Gabriel Zoned District.

Surrounding properties are zoned as follows:
North: R-2 (Two-Family Residence) and C-3 (City of San Gabriel – Commercial + Limited Light Manufacturing)
South: A-1 (Light Agricultural)
East: C-3 (City of San Gabriel – Commercial + Limited Light Manufacturing)
West: R-2 (Two Family Residence) and A-1 (Light Agricultural)

EXISTING LAND USES

The subject property is developed with four (4) detached single-family homes and two (2) detached garages.

Surrounding properties are developed as follows:
North: Single-Family Residential/Industrial/Commercial
South: Multi-Family Residential
East: Parking Lot/SCE Easement
West: Single-Family Residential

PREVIOUS CASES/ZONING HISTORY

A check of the Regional Planning databases (KIVA and C-Track) show no previous projects on the subject property. Also, Regional Planning GIS (House Numbering Map layer) does not show any previous cases on the subject property. Ordinance No. 1891 adopted September 1927 established an R-1 zone on the properties. Subsequently, Ordinance No. 3725 adopted November 1940 repealed Ordinance No. 1891 and established an A-1 zone on the properties.

ENVIRONMENTAL DETERMINATION

Mitigated Negative Declaration:

The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring and Reporting Program is included as an attachment to this report.

The areas of environmental impact found to be less than significant with project mitigation incorporated include the following:

- **Traffic** – Traffic impact fees are required to be paid by the applicant to the City of San Gabriel and any oversized construction equipment will need a Caltrans transportation permit.

- **Recycling** – A Recycling and Reuse plan must be submitted and approved by Public Works. The Plan must recycle or reuse a minimum of 50% of the construction and demolition debris generated by weight and include an adequate storage area for collection and removal of recyclable materials and any green waste materials.

- **Library** – The applicant will be required to pay library facilities mitigation fees at the time the building permits for the project are issued.

- **Mitigation Compliance** – As a means for ensuring compliance with all required 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 until such time as all mitigation measures have been implemented and completed.

STAFF EVALUATION

General Plan

The project site is located within the "1" – Low Density Residential land use category of the Countywide General Plan. The "1" – Low Density Residential land use designation is intended for detached single-family housing units at densities which typically range from one (1) to six (6) units. The intent of this classification is to maintain the character of existing low residential neighborhoods and also to provide additional areas to accommodate future market demand. The proposed project plans to construct 18 condominium units on approximately one (1) acre, and is not consistent with the current land use designation. The applicant has applied for a General Plan Amendment to redesignate the land use designation to "3" – Medium Density Residential which is intended for multiple residential development including garden apartments, multi-plex and high density townhouse developments not to exceed two stories in height and ranges in density from 12 to 22 units per acre. These areas are typically located along major transportation corridors, in or near urban community centers. Approval of the General Plan Amendment from Low Density Residential to Medium Density Residential would make the project consistent with the General Plan.

The following goals and policies of the General Plan are applicable to the proposed project:

- *Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land. (Policy #17, I-21)*

The project proposes to 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 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)*

Currently, 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 proposes to 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 at garden apartment densities). (Policy #43, I-24)*

The project proposes to construct 18 new condominium units within five (5) detached buildings which would be individually owned. The project also proposes to 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.

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

The proposed 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. In addition, 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.

Zoning Ordinance and Development Standards Compliance

The applicant is requesting a Zone Change for the project. Currently, the property is zoned A-1-10,000 and the request is to change the zone to R-3-DP.

Establishments in the R-3-DP Zone are subject to the following development standards:

- 22.20.330 – Parking shall be provided pursuant to Part 11 of 22.52. The project complies with all required parking provisions. The site plan shows two (2) covered spaces per unit as well as ten guest spaces when only five (5) guest spaces are required.

Pursuant to Section 22.44.135 of the County Code, establishments in the East Pasadena-San Gabriel Community Standards District (CSD) are subject to the following development standards:

- Zone Specific Development Standards for Zone R-3. No structure shall exceed 35 feet in height; setbacks shall be 15 feet for front yards, 5 feet for side yards and 15 feet for rear yards. The site plan shows conformance with all height and yard requirements.

Neighborhood Impact/Land Use Compatibility

A density analysis was prepared for the subject property. Residential properties that were analyzed included those that are immediately adjacent to commercial properties along E. 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.

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 developments that are similar to the proposed project. The developments directly south are comprised of multiple 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 on Las Tunas Drive, Rosemead Boulevard and San Gabriel Boulevard. Site photos have been provided.

Despite the fact the fact that the project is not adjacent to single-family residential zoning (adjacent zoning is A-1/Light Agricultural), 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 adjacent to A-1 zoning.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040, 22.16.110 of the County Code. The Burden of Proofs with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof. **(Attachment A)**

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The project was subject to Subdivision Committee Meetings in which Fire, Public Health, Parks and Public Works all provide comments on the proposed project. After the second revision the applicant satisfied all of the comments from the various Departments and the conditions provided by those Departments has been included in the recommended conditions of approval.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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, property posting, library posting and DRP website posting. The applicant conducted a 500-foot radius neighborhood survey. A total of 104 survey letters were mailed out to property owners within the radius (see attached). Of the 104 survey letters, 44 said they are in support of the proposed project; 3 said they do not support the proposed project and 57 had no comment or did not respond.

PUBLIC COMMENTS

The applicant met with the president of the Michillinda Park Association, Mr. Jerry Brennan, to discuss the project. Mr. Brennan stated to the applicant that he does not oppose the project but did not submit anything in writing.

On September 30, 2013 staff received one phone call in regards to the hearing posters. The caller asked what the hearing was for and when informed that it would be a new residential condominium project the callers response was "that would be nice." Caller did not give her name.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

"I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM."

I FURTHER MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE MAP NUMBER TR070854 AND CONDITIONAL USE PERMIT NUMBER 200800180 AND RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF GENERAL PLAN AMENDMENT NO. 200800010 AND ADOPTION OF ZONE CHANGE NO. 200800008 WITH THE ATTACHED FINDINGS, CONDITIONS AND MITIGATION MONITORING PROGRAM.

Prepared by Jeff Lemieux, Principal Planner
Reviewed by Samuel Dea, Supervising Regional Planner, Special Projects

Attachments:
Draft Findings, Draft Conditions of Approval
Zone Change and Plan Amendment Resolution
MMRP
Environmental Document (MND)
Applicant's Burden of Proof Statement
Letters of Support
Site Photographs, Aerial Image
Site Plan, Land Use Map

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 approximately one (1) acre (referred to as "Projects"); and

WHEREAS, the Applicants have requested the approval of General Plan Amendment No. 200800010 to amend the approximately one (1) 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 E. Las Tunas Drive (a major highway) to the north.

3. General Plan Amendment No. 200800010 is a request to amend approximately one (1) 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 approximately one (1) 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.

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 070854 and CUP 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 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.

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 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).

12. The site plan, labeled Exhibit "A", for the Conditional Use Permit and Tentative Map depicts the one (1) acre Project site with 18 attached condominium units within five (5) detached buildings, ten guest parking spaces, a 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.

13. The Exhibit "A" also 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:

    - Promoting the efficient use of land through a more concentrated pattern of urban development, including focusing of new urban growth into areas of suitable land;

    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 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.

- Revitalizing declining portions of existing urban development;

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.

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

- Promoting a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned, moderate density dwelling units such as 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.

- 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 E. 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, 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 developments that are similar to the proposed project. The developments directly south are comprised of multiple 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 on Las Tunas Drive, Rosemead Boulevard and San Gabriel Boulevard. Site photos have been provided.

25. The project is not adjacent to single-family residential zoning (adjacent zoning is A-1/Light Agricultural), 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 adjacent to A-1 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. 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.

27. The proposed 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 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 proposed 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 and members of the public **(To Be Finalized After the Public Hearing)**.

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, 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.

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 April 20, 2011.

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

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

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 approximately one (1) acre (referred to as "Project");

WHEREAS, the Applicants have requested approval of Zone Change No. 200800008-(5) to rezone approximately one (1) 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 E Las Tunas Drive (a major highway) to the north.

3. Zone Change No. 200800008 is a request to change approximately 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 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.

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 multi-family residential; to the east is a parking lot/SCE easement; and to the west is single-family residential.

10. The Project site is approximately one (1) 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 Commercial/Light Manufacturing (City of San Gabriel); to the south A-1 (Light Agricultural); to the east Commercial/Light Manufacturing; 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 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 Exhibit "A" 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 proposed 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 E. 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 multiple 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 on Las Tunas Drive, Rosemead Boulevard and San Gabriel Boulevard.

22. The project is not adjacent to single-family residential zoning (adjacent zoning is A-1/Light Agricultural), 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 adjacent to A-1 zoning.

23. The proposed 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 and members of the public **(To Be Finalized After the Public Hearing).**

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.

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:

Dissenting:

Abstaining:

Absent:

Action Date:

SZD:JL:jl

DRAFT 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 general plan amendment, zone change, tentative tract map and conditional use permit to authorize a condominium development consisting of 18 condominium units within five (5) detached buildings, ten (10) guest parking spaces, a child play/BBQ 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

FINDINGS

1. The Applicants are requesting a Conditional Use Permit ("CUP") to authorize the development of a condominium project in the R-3 zone and to ensure consistency with the Development Program (DP) zoning addendum on a one (1) acre site. 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 ZC200800008 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.

5. The Project Site located at 5622 and 5624 Walnut Grove Avenue within the unincorporated community of San Gabriel.

6. Access to the Project Site is provided via Walnut Grove Avenue to the west of the property.

7. 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.

8. The surrounding land uses includes to the north single-family residential/multi-family residential/commercial; to the south single-family residential; to the east parking lot/SCE easement and to the west single-family residential.

9. The subject property is zoned A-1-10,000 (Light Agricultural with 10,000 sq ft minimum lot size.

10. 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).

11. 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) acre project site to "3" Medium Density Residential.

12. The site plan, labeled Exhibit "A", for the Conditional Use Permit and Tentative Map 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.

13. The Exhibit "A" 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 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.

14. 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.

15. 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.

16. 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.

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 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.

18. The applicants conducted a density analysis 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.

19. 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.

20. 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".

21. The proposed 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.

22. The project is consistent with the uses allowed in the R-3 zone and the East Pasadena-San Gabriel CSD.

24. An environmental evaluation was completed for the Project. Project mitigation measures were developed for the Project to mitigate for environmental impacts. Mitigation measures developed for the Project include:

    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 program, will be refunded to the applicant.

25. 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.

26. The development program provides conditions to ensure that the development occurs conforming to the approved plans and use since the project plans, CUP, and Parking Permits 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.

27. There is no evidence that the proposed project will jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

28. 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.

29. 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.

30. 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.

31. The applicant has satisfied the "Burden of Proof" for the requested CUP.

32. 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.

33. 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.

34. This project must comply with the Los Angeles County Green Building ordinance and Drought-Tolerant Landscaping Ordinance prior to building permit issuance.

35. 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.

36. 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 Plan has been developed and the applicant is responsible to submit annual mitigation compliance reports.

37. 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 Angles, 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 Plan 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.

3. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 200800180 is APPROVED subject to the attached conditions.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

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

SZD:JL

DRAFT 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 the development of 18 attached condominium units within five (5) detached buildings with guest parking, recreation area and landscaping.

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 No. 12 of the attached Tentative Tract Map Conditions.

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 entirely 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 Program (pages 1- 3)
Subdivision Committee Report (pages 1- 9)

DRAFT 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 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. ZC200800008, 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) 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 depicts the one (1) 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" 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 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 A-1 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.

29. 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.

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 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 Plan 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 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 Plan 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.

3. 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 AND EXHIBIT MAP DATE: SEPTEMBER 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 **$2,867.25** ($2,792.25 for an Environmental Impact Report 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 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.

13. 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.

14. 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.

15. Show Walnut Grove Avenue as a dedicated street on the final map.

16. A final map is required for this land division. A waiver is not allowed.

PRIOR TO RECORDATION OF THE FINAL MAP

17. 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.

18. 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.

19. The subdivider shall provide at least 50 feet of street frontage.

20. The subdivider shall show Walnut Grove Avenue as a dedicated street on the final map.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. The subdivider shall use standard lease project or condominium note on the final map.

27. 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.

28. 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.

29. The subdivider shall plant at least 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.

30. 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.

31. Pursuant to Chapter 22.72 of the County Code, the subdivider shall pay a fee (currently $14,670) 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.

32. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Regional Planning and Public Works.

33. 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.

34. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing make an initial deposit with 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.

SZD:JL:jl

Date 05-16-2011

TO: Susie Tae
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Ramon Cordova/Gunnar Hand/ Josh Huntington/Mi Kim/Donald Kress/Jeff Lemieux/Jodie Sackett/ Kim Szalay

FROM: Henry Wong/John Chin
Department of Public Works

TRACT NO. 70854 (Revd 05-16-11)

[ ] Public Works' report for NO SCM map dated _____.

[✓] Revised Public Works' report for map dated 12/07/10.

[✓] Revised pages of Public Works' report for map dated 12/07/10 as follows.

Subdivision: Add in Condition No. 17 on Page 3/3.

[ ] Revised Public Works' report clearing previous _____ denial(s).

[ ] Public Works still has _____ denial(s).

[✓] Public Works' clearance for Public Hearing.

[ ] Please forward the attached Engineer's and City's copy.

[ ] A waiver for the final map may be filed.

[ ] Other:

FILES\TM Report Transmitttal\Regional Planning (rev. 04-29-09).doc

cc:

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 70854 (Rev.)

TENTATIVE MAP DATED 12-07-2010
EXHIBIT MAP DATED 12-07-2010

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 JPC

Prepared by John Chin Phone (626) 458-4918 Date 05-16-2011

tr70854L-rev2 (rev'd 05-16-11).doc

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 Calderón 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

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

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

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

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

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 _____ Jeremy Wan

REGISTERED PROFESSIONAL ENGINEER
JEREMY WAN
NO. C67563
EXP. 6/30/11
CIVIL
STATE OF CALIFORNIA

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.
P:\gmepub\Soils Review\Olga\Sites\70854 TM, San Gabriel, TM-A_1210.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 70854

TENTATIVE MAP DATED 12-07-2010
EXHIBIT MAP DATED 12-07-2010

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.

MDE

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

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT MAP NO. 070854 (Rev.)

TENTATIVE MAP DATED 12-07-2010
EXHIBIT MAP DATED 12-07-2010

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 070854 (Rev.)

TENTATIVE MAP DATED 12-07-2010
EXHIBIT MAP DATED 12-07-2010

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 Phone (626) 458-4921 Date 12-29-2010
tr70854s-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 70854 (Rev.)

TENTATIVE MAP DATED 12-07-2010
EXHIBIT MAP DATED 12-07-2010

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.

JGC

Prepared by Julian Garcia Phone (626) 458-4921 Date 02-03-2011

tr70854w-rev2(rev'd 02-03-11).doc

RP - Jack

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

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 - UNICORPORATED

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 hdyrants.**

☒ 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 **18** = Proposed Units **18** + Exempt Units **0**

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

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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 18 = Proposed Units 18 + Exempt Units 0

	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**

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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: khabaradas@ph.lacounty.gov

Prepared by: K Habaradas Phone: (626) 430-5382 Date: January 4, 2011
Ken Habaradas

General Plan Amendment Burden of Proof

5622-5626 Walnut Grove Avenue, San Gabriel, CA – Proposed 18 Unit Townhouse Project

Current Land Use Class: Category 1 – Low Density Residential, 1-6 Units Per Acre
Proposed Land Use Class: Category 3 – Medium Density Residential, 12-22 Units Per Acre

A. A need for the proposed General Plan Amendment exists because:

The subject property is currently designated as low density Category 1 that allows for 1-6 units per acre. There are several reasons why this property deserves a higher designation of Category 3 that allows for 12-22 units per acre and would constitute a need for the proposed General Plan Amendment.

- Density: Density analysis for all properties within 500 feet of the subject property show existence of projects that are equal or above the Category 3 land use designation.

- Residential Buffer Zone to Commercial: All residential zoned parcels that are adjacent to commercial properties on Las Tunas Drive are designated with a higher density. This "natural flow" from commercial to higher density residential and then to single family residences is characteristic of the area. The subject site is bordered on the north and east by commercial uses and the proposed Amendment corrects the lack of a buffer that is consistent with the neighborhood.

- Population: Increased population growth has warranted higher density and more affordable land use.

B. The particular amendment proposed is appropriate and proper because:

The proposed General Plan Amendment is consistent with the goals of the existing General Plan.

- It replaces four highly deteriorating single-family dwellings with 18 new townhouses, thereby improving the surrounding residential neighborhood. The project provides for abundant landscaping and focuses on providing an attractive development for the area that includes a play area for children and guest parking for the residents. The General Plan's goal of revitalization a key factor that makes the Amendment appropriate.

- The proposed development is an efficient use of land utilizing a more concentrated pattern of urban development. The proposed project is an urban infill development that conserves resources by decreasing the vehicle miles driven and fulfills the General Plan's goal of energy conservation.

- The project's high design quality preserves the natural architecture of the street by providing for a meandering main driveway and frontage that has the appearance of a two story single-family residence. The project will adhere to high standards of design and use high quality materials compatible to the surrounding neighborhood.

C. *Modified conditions warrant a revision to the County of Los Angeles General Plan because:*

Older single-family homes located at proposed site are declining in quality. The proposed Amendment seeks to replace these deteriorating homes with new townhouses within the density found in the immediate area. The proposed higher density use will create smaller and more affordable housing for middle-income families.

D. *Approval of the proposed General Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices because:*

The proposed project is sufficient in size to create a community environment that includes five guest parking spaces and a play area for children. The project's location has convenient access to commercial businesses, work locations, schools, police and fire stations, parks, and hospitals. The proposed General Plan Amendment will improve the surrounding area and provide for a new development that improves the urban quality of the neighborhood.

Zone Change Application Burden of Proof

5622-5626 Walnut Grove Avenue, San Gabriel, CA – Proposed 18 Unit Townhouse Project

Current Zoning: A-1– Light Agricultural – 5,000 SF Minimum Required Lot Area
Proposed Zoning: R-3-DP – Limited Multiple Residence – Development Program

A. *That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and*

The continued population growth in the County of Los Angeles has increased the demand for more affordable urban housing. The proposed R-3 zone allows for a greater number of units developed with setback standards and design attributes that are similar to the surrounding properties. The maximum allowable units if the property were zoned R-3 is 30. However, the current applicant is only proposing 18 units to allow for abundant landscaping, guest parking and other amenities such as a child play area. The project creates an urban environment that the residents of this new townhouse community can enjoy.

B. *That the need for proposed zone classification exists within such area or district; and*

Increased cost of land and construction make it very difficult to develop the property into single-family residences. This increased zoning designation and redevelopment of the property would greatly improve the area by removing four deteriorated homes and allow for more affordable townhouses for middle-income families.

C. *That the particular property under consideration is a proper location for said zone classification within such area or district; and*

The subject property is located adjacent to commercial use property that faces Las Tunas Drive. In the surrounding area, all residential properties that are adjacent to commercial property have a "buffer" zoning that is typically R-3 and developed townhouses or apartments. Directly to the north of the subject property is a mortuary business and a commercial property that contains a high-density (R-3 zoning) townhouse development. To the east is a car dealership. Thus, proposed Zone Change for the subject property conforms for the neighborhood that allows for higher density land use when bordered by commercial use and is a proper location for the project.

D. *That 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.*

The existing housing on the subject property needs to be replaced with new housing that satisfies the goal of revitalizing the neighborhood. The project focuses on a design that enhances the community and allows for more affordable infill housing. The proposed zone change also extends the "buffer" zone of higher density when adjacent to the commercial property and creates a zoning classification that is similar to the surrounding community.

Conditional Use Permit Burden of Proof

5622-5626 Walnut Grove Avenue, San Gabriel, CA – Proposed 18 Unit Condominium Project

Current Zoning: A-1– Light Agricultural – 5,000 SF Minimum Required Lot Area
Proposed Zoning: R-3-DP – Limited Multiple Residence – Development Program

A. *That the requested use at the location will not:*
   1. *Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or*
   2. *Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
   3. *Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*

The proposed project will contain 18 brand new townhouses within a fully developed urban area. The existing four houses on the site are in very poor condition and need to be replaced to enhance the neighborhood with new homes. The design of the project focuses on preserving the natural architecture of the surrounding homes with a frontage that has similar setback and two-story attributes of the neighborhood. The meandering driveway with abundant landscape gives the feel of a relaxed community. In addition, the five guest parking spaces and the child play area will keep traffic off the street and allow for children to play within the community. The overall design of the project and the removal of the existing homes will improve the enjoyment and valuation of all other properties in the area.

B. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features described in Title 22, or as in otherwise required to integrate said use with the uses in the surrounding area.*

The proposed project is situated on a 1-acre site that meets or exceeds all development standards including, yards, walls, fences, parking and landscaping. The requested zoning is consistent with the zoning classification that is in the surrounding area and integrates positively with the existing adjacent commercial uses. The Conditional Use Permit will incorporate all design and development standards that are required.

C. *That the proposed site is adequately served:*
   1. *By highways or streets of sufficient width, and improved as necessary to carry the kind of quantity of traffic such use would generate, and*
   2. *By other public or private service facilities as are required.*

The proposed project is located on Walnut Grove Avenue which is 60 feet wide and will contain an additional 10 feet of street dedication when the project is developed. This width is sufficient to support the addition of 18 new townhouse units. Nearby commercial uses within 500 feet of the subject property include an office, hotel, restaurant and other commercial uses without negative influences to traffic. The addition of the proposed 18 unit townhouse will not negatively increase traffic. The new residences will generate new taxes that support their proportionate share of the cost of public service facilities.

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: **TPM 070854**
CASE NUMBER: **RENV 200800122**

1. DESCRIPTION:

Tentative Tract Map No. 070854 is a proposal for an eighteen (18) unit condominium complex within five detached structures. Project site is located in the unincorporated area of San Gabriel, within the East Pasadena/ San Gabriel Community Standards District (CSD). Entrance to the site will be directly from Walnut Grove Avenue, along the west property frontage, with an access driveway/ firelane proposed at 26' wide. The buildings will be separated by landscape and driveway areas ranging from 20' to 26'. The maximum height of the structures will range from 29' to 33' from grade to the top pitch of the proposed roofs. All units will have an attached two car garage, totaling 36 tenant parking spaces, plus 10 additional guest parking spaces (including one handicap) located in the southern-middle portion of the property. A new 6' high garden/block wall is proposed along the north and south property lines, with a 3' high wall in the required front yard setback area, and the existing 6' high garden/block wall along the rear property line will remain as is. Project will require 380 cubic yards (c.y.) of cut and 420 c.y. of fill, 40 c.y. import, for a total of 840 c.y. handled material. A Zone change from A-1 (Light Agricultural) to R-3 (Limited Multiple Residence), and a Countywide General Plan Amendment from Category 1 (Low Density Residential Use/1-6 units per acre) to Category 3 (Medium Density Residential Use/12-22 units per acre) are proposed.

2. LOCATION:

5622-5626 Walnut Grove Ave., San Gabriel, CA 91776

3. PROPONENT:

Mr. Patrick Lu
490 W. Le Roy Ave.
Arcadia, CA 91007

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT THROUGH IMPLEMENTATION OF MITIGATION MEASURES WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Rudy Silvas of the Impact Analysis Section, Department of Regional Planning

DATE: October 27, 2011

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 27, 2011

Patrick Lu
490 W. Le Roy Ave.
Arcadia, CA 91007

PROJECT MITIGATION MEASURES (Updated)
DUE TO ENVIRONMENTAL EVALUATION

Project: **PM 070854**
Case: **RENV 200800122**

The Department of Regional Planning (DRP) Staff has determined that the following mitigation measures or conditions for the project are necessary to ensure that the proposed project will not cause significant impacts upon the environment.

The permittee shall deposit the sum of $6,000.00 with the Department of Regional Planning within 60 days of project approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

Mitigation Measures for: **Traffic**

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.

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.

Mitigation Measures for: **Recycling**

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.

Mitigation Measures for: **Library Mitigation Fess**

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.

Mitigation Measures for: **Mitigation Compliance**

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.

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.L

Please sign and return the original document with wet ink signature to the attention of **Rudy Silvas** at: Department of Regional Planning, 320 W. Temple St., Room 1348, Los Angeles, CA 90012

[✓] As the applicant, I agree to incorporate these changes/mitigation measures into the project, and understand that the public hearing and consideration by a Hearing Officer or the Planning Commission will be on the project as changed/mitigated.

Applicant

10-27-2011
Date

[ ] As the applicant, I do not agree to incorporate these changes/mitigation measures into the project, and understand that a public hearing on the project will not occur until an appropriate Mitigation Monitoring Program is agreed upon by the applicant and Regional Planning.

Applicant

Date

[ ] No response received within 15 business days of date on this letter, project is put on hold indefinitely. Environmental Determination requires that Mitigation Measures be prepared for this project.

Staff

Date

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning

Project title: "Walnut Grove Condos" / Project No. TR 070854/ Case Nos. RCUP 200800180; RZC 200800008, RPA 200800010;

Environmental Case No. RENV 200800122

Project location: 5622-5626 Walnut Grove Ave., San Gabriel, CA
APN: 5387-039-035, 036 *Thomas Guide*: 596-G3 *USGS Quad*: El Monte #67

Gross Acreage: 43,545 square feet gross (0.9996 acre)

Description of project: *Tentative Tract Map No. 070854 is a proposal for an eighteen (18) unit condominium complex within five detached structures. Project site is located in the unincorporated area of San Gabriel, within the East Pasadena/ San Gabriel Community Standards District (CSD). Entrance to the site will be directly from Walnut Grove Avenue, along the west property frontage, with an access driveway/ firelane proposed at 26' wide. The buildings will be separated by landscape and driveway areas ranging from 20' to 26'. The maximum height of the structures will range from 29' to 33' from grade to the top pitch of the proposed roofs. All units will have an attached two car garage, totaling 36 tenant parking spaces, plus 10 additional guest parking spaces (including one handicap) located in the southern-middle portion of the property. A new 6' high garden/block wall is proposed along the north and south property lines, with a 3' high wall in the required front yard setback area, and the existing 6' high garden/block wall along the rear property line will remain as is. Project will require 380 cubic yards (c.y.) of cut and 420 c.y. of fill, 40 c.y. import, for a total of 840 c.y. handled material. A Zone change from A-1 (Light Agricultural) to R-3 (Limited Multiple Residence), and a Countywide General Plan Amendment from Category 1 (Low Density Residential Use/1-6 units per acre) to Category 3 (Medium Density Residential Use/12-22 units per acre) are proposed.*

General plan designation: *Category 1 – Low Density Residential (1-6 units per acre)*

Community/Area wide Plan designation: N/A

Zoning: *A-1 (Light Agricultural), East Pasadena/ San Gabriel CSD*

Surrounding land uses and setting: *The project site is located in urban area, flat lot, with walnut and various other trees on site. Small oak (non-ordinance sized) on property to south near property line. Four existing residential and two accessory structures on site will be removed. To the north of site are single and multi-family units, a motel, and a small mortuary; to the south are also single family and multi-family units; to the east is an Edison easement with highline towers, also used by auto dealer to park cars and by nursery for nursery stock; to the west are multi-family and single family residences.*

Major projects in the area:

Project/Case No.	*Description and Status*
OT/IS 01-187, TR 53623	Tract map for 7 detached condos, one oak removal , located at 5553 Walnut Grove Ave., San Gabriel. Approved on 5/4/04, no final map
VA 98-130, PM 25072	Lot split for 2 SF lots, with variance for lot width, located at 5930 N. Vista St., San Gabriel. Approved 4/20/99, no date on final map

Reviewing Agencies:

Responsible Agencies

- ☐ None
- Regional Water Quality Control Board:
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☒ Caltrans District 7

Special Reviewing Agencies

- ☒ City of Rosemead
- ☐ Santa Monica Mountains Conservancy
- ☒ Local Tribal Rep. (Gabrieleno)
- ☒ City of San Gabriel
- ☒ San Gabriel Valley Wtr. Co.
- ☒ City of Temple City
- ☒ SCAG.
- ☒ San Gabriel USD

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area
- ☐

Trustee Agencies

- ☒ None
- ☐ State Dept. of Fish and Game
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Waterworks & Sewer Maintenance Division
- ☒ Fire Department
  - Forestry, Fire Prevention Division
  - Planning Division
- ☒ Sanitation District
- ☒ Public Health: Environmental Health/Hygiene (Noise)
- ☒ Sheriff Department
- ☐ Parks and Recreation
- ☒ Subdivision Committee
- ☒ County Public Library

Public agency approvals which may be required:

Public Agency	*Approval Required*
Caltrans	Any transport of oversized vehicles on State highways will require Caltrans approval.

Lead agency name and address:
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Project sponsor's name and address:
Patrick and Gertrude Lu Living Trust
490 W. Le Roy Ave.
Arcadia, CA 91007

Contact person and phone number: Rudy Silvas, (213) 974-6462

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact	Less than Significant Impact	Less than Significant Impact w/ Project Mitigation	Potentially Significant Impact	
Environmental Factor	Pg.					*Potential Concern*
1. Aesthetics	6	☐	☒	☐	☐	
2. Agriculture/Forest	7	☒	☐	☐	☐	
3. Air Quality	8	☐	☒	☐	☐	
4. Biological Resources	9	☐	☒	☐	☐	
5. Cultural Resources	10	☐	☒	☐	☐	
6. Energy	11	☐	☒	☐	☐	
7. Geology/Soils	12	☐	☒	☐	☐	
8. Greenhouse Gas Emissions	13	☐	☒	☐	☐	
9. Hazards/Hazardous Materials	14	☐	☐	☒	☐	*Recycle/reuse plan required*
10. Hydrology/Water Quality	16	☐	☒	☐	☐	
11. Land Use/Planning	18	☐	☒	☐	☐	
12. Mineral Resources	19	☐	☒	☐	☐	
13. Noise	20	☐	☒	☐	☐	
14. Population/Housing	21	☐	☒	☐	☐	
15. Public Services	22	☐	☐	☒	☐	*Library mitigation fees required*
16. Recreation	23	☐	☒	☐	☐	
17. Transportation/Traffic	24	☐	☐	☒	☐	*Impact fees to City of San Gabriel for traffic control measures*
18. Utilities/Services	25	☐	☒	☐	☐	
19. Mandatory Findings of Significance	26	☐	☐	☒	☐	*Traffic impacts*

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Rudy Silvas — 10/27/11
Signature (Planner) — Date

Paul McCarthy — 10-27-11
Signature (Supervising Planner) — Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?	☐	☐	☒	☐

No scenic highways are located within the vicinity of the project.

b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☒	☐

No regional riding and hiking trails are located in the vicinity of the project.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	☐	☐	☒	☐

There are no historical structures, oaks or other protected trees or plants on the site.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐

New structures will be up to three-stories (33 feet max.) in height, but will match multi level structures to the north (motel and condos).

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

No substantial shadow impacts anticipated, lots oriented perfectly east to west. Two (Two-Family Residence) residential lots between site and motel should not be impacted. No impacts from glare anticipated.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
No farmland indicated.				
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☒	☐
Change of zone from A-1 (Light Agricultural) to R-3 (Limited Multiple Residence); however neighborhood developed with residential pattern.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?	☐	☐	☐	☒
Subject site is not zoned or located within or near forest land, or timberland.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
Site is not within National Forest land area.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
Project will not result in the conversion of farmland, neighborhood already established with a residential pattern.				

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	☐	☐	☒	☐
Project involves minor grading with dust control to be managed through Best Management Practices by Building and Safety.				
b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	☐	☐	☒	☐
Project is for 18 condominium units on 43,545 square feet of land, far below regional significance thresholds.				
c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	☐	☐	☒	☐
Project will not exceed South Coast AQMD significance thresholds.				
d) Otherwise result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
Project will not exceed a cumulatively considerable net increase in any criteria pollutant.				
e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	☐	☐	☒	☐
Project is a condominium development and not located near a freeway or heavy industrial use.				
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒
The project is residential development, not commercial or industrial.				

BIOLOGICAL RESOURCES, April Ranch, R2009-01295, 2/2011

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☒	☐
No sensitive or special status flora or fauna located on site.				
b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.	☐	☐	☒	☐
Project site in an urbanized area, no oaks on site, but a domestic type walnut tree is present. Also present are a macadamia tree and a small oak (non-ordinance size) on neighboring property to south, just south of southeast corner of subject property.				
c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
Project not located in or near any wetlands area.				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
Project site not located in or near any riparian or drainage areas.				
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5" inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?	☐	☐	☒	☐
No oaks are located on the project site.				
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?	☐	☐	☒	☐
The project will not conflict with any local policies or ordinances protecting biological resources.				
g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?	☐	☐	☐	☒
Project will not conflict with provisions of adopted state, regional or local habitat conservations plans.				

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☒	☐
No historical resource on site.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☒	☐
No significant archaeological resource on site.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☒	☐
No unique paleontological resources or geologic features on site.				
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
No record of human remains on site, although mortuary located north of site.				

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)	☐	☐	☒	☐

Construction of new condominiums will be required to comply with Green Building Standards.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☒	☐

All construction will be new, no anticipation of inefficient use of energy.

7. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault.	☐	☐	☒	☐
State of California Earthquake Fault Zone – El Monte Quadrangle Map; site is 2.2 mi. southeast of accurately mapped earthquake fault (Raymond Fault), 1.9 mi. southeast of special study zone; per Plate 1 Los Angeles County Fault Rupture Hazards and Historic Seismicity Map - site approximately 1.2 miles east of marked earthquake epicenter 5.0 ≥ M < 7.0.				
ii) Strong seismic ground shaking?	☐	☐	☒	☐
Not Located in Liquefaction Hazard Zone – State Seismic Hazard Zones Map, El Monte Quadrangle:(1999); Plate 4 Los Angeles County Liquefaction Susceptibility Map: (1990) no liquefaction potential indicated; Plate 3 Los Angeles County Shallow and Perched Ground Water Map: nothing indicated.				
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
Site is not located in a liquefaction zone or hillside location.				
iv) Landslides?	☐	☐	☐	☒
Site is not located in or near a hillside area.				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
Site is not located in a hillside area. Project site is flat, as well as surrounding area.				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
Project site is not in hillside or landslide prone area, or in a liquefaction area. All soil in L.A. Basin potentially expansive.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
No special instructions from Public Works for construction on expansive soil. Final plan checks required by Building and Safety.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
Project will require the use of public sewer services.				
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	☐	☐	☐	☒
Project not located in or near a hillside area.				

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.	☐	☐	☒	☐

Project is not anticipated to have a significant impact to the environment due to greenhouse gas emissions; project will be in strict compliance with Green Building Standards.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?	☐	☐	☒	☐

Project will not conflict with adopted plans, policy, and regulation for the reduction of greenhouse gas emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?	☐	☐	☐	☒
Project is residential, no transport or storage of hazardous materials.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☐	☒
Residential project. No handling of wastes or hazardous materials on site.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?	☐	☒	☐	☐
Project will be required to comply County Public Works recycling plan for materials removed from site, and will control any dust or other particles during the recycling process.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
Site has been used for residential purposes, and will continue to be used for residential purposes.				
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
Project site is not within an airport land use plan or within two miles of a public airport.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
Project is not within the vicinity of a private airstrip.				
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
Project too small to interfere with response or evacuation plan.				
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:	☐	☐	☒	☐
Power lines to the east should not pose a threat to project location.				
i) in a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☒	☐
Project not located in Fire Zone 4.				
ii) in a high fire hazard area with inadequate access?	☐	☐	☒	☐
Project site located in an urban area, direct public street access.				

iii) in an area with inadequate water and pressure to meet fire flow hazards?	☐	☐	☒	☐
Fire flow and pressure requirements will be met.				
iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?	☐	☐	☒	☐
High power lines to the east should not pose a threat to project area.				

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
Project in urban area, will be on public sewer service.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater tab4554 e level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
Project to be served by public water service, San Gabriel Valley Water Company.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
Project located in an urban area. SUSMP required due to more than 10 multi-family units proposed.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
SUSMP required, project in urbanized area will not alter course of a stream or river.				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	☐	☐	☒	☐
SUSMP required to be approved.				
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☒	☐
SUSMP required to be approved.				
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	☐	☐	☒	☐
Project will be designed to comply with requirements set forth under LID Ordinance requirements per Municipal Code Chapter 12.84.				
h) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☒	☐
Will be addressed in SUSMP approval.				
i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☒	☐
Project is located in an urbanized area.				

j) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?	☐	☐	☐	☒
Project will be on public sewer service.				
k) Otherwise substantially degrade water quality?	☐	☐	☒	☐
A SUSMP must be approved, project in urbanized area.				
l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain?	☐	☐	☒	☐
Project will not be located in a flood hazard or floodplain area.				
m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☐	☒
Project not in a flood hazard area or floodway.				
n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
Project is not in a flood hazard or inundation hazard area.				
o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
Project site not in coastal or hillside area.				

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☒	☐

Higher density concentration would result on the north part of Walnut Grove Ave. near Las Tunas Dr., where there is already existing higher density residential land use established primarily within the City Of San Gabriel's jurisdiction. A small pocket of two lots, each with a single family residence, zoned R-2 (Two-Family Residence) and within General Plan Category 1 (1-6 units/acre) would remain between site and 42 room motel use (City of San Gabriel) to the north. In the future, if apartment or condo complexes are developed over these R-2 zoned lots with a CUP they would be consistent the higher density land use. The area to the south of the proposed project site would remain as low density single family use.

b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.	☐	☐	☒	☐

General Plan Amendment required to accommodate higher density. Proposal to change existing Countywide General Plan designation of site from Category 1 (Low density res. 1-6 units/1 acre) up to Category 3 (Med. to High density res. 12-22 units/1 acre).

c) Be inconsistent with the zoning designation of the subject property?	☐	☐	☒	☐

Zone change required to accommodate higher density Condominium/townhouse development. Zone change proposed to change exiting zone from A-1 (Light Agricultural) to R-3 (Limited Multiple Residence).

d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	☐	☐	☒	☐

Project not located in a hillside or SEA area.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
No known valuable mineral resource identified on site.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

No locally important mineral resource identified, no extraction of any material from site is proposed with project.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?	☐	☐	☒	☐
Noise will be generated temporarily during construction period and kept to a minimal level through best management practices (BMP).				
b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?	☐	☐	☒	☐
No schools, hospitals or senior citizen facilities in immediate vicinity.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐
No substantial permanent increases in ambient noise levels are expected.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐
Temporary increase in noise during construction to be controlled through best management practices (BMP).				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
Project is not within an airport land use plan area or within two miles of an airport.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
Project is not within the vicinity of a private airstrip.				

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
May set precedent for higher density development on greater portion of Walnut Grove Ave; however, a higher density pattern already exists on the northern portion of Walnut Grove Ave.				
b) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
Project development is only for 18 units.				
c) Displace existing housing, especially affordable housing?	☐	☐	☐	☒
May dislodge low income rentals				
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
Project may displace some people living in current residences on project site.				

15. PUBLIC SERVICES

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Fire protection?	☐	☐	☒	☐
Fire Station 1.75 mi. to east in Temple City, project would not create capacity problems.				
Sheriff protection?	☐	☐	☒	☐
Temple City Sheriff Station 0.50 mi. to east, project would not create a capacity problem.				
Schools?	☐	☐	☒	☐
San Gabriel Unified School District can accommodate new residents in 18 units proposed.				
Parks?	☐	☐	☒	☐
Project proponent will pay required Quimby fees.				
Libraries?	☐	☒	☐	☐
Library mitigation fee required.				
Other public facilities?	☐	☐	☒	☐
No others appear to be impacted.				

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
Project would not have any significant increase in the use of neighborhood and regional parks.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
Project does not require any new recreational facilities.				
c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?	☐	☐	☒	☐
Project will require Quimby fees.				
d) Would the project interfere with regional open space connectivity?	☐	☐	☒	☐
Project in an urbanized area and will not interfere with open space connectivity.				

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.	☐	☒	☐	☐
Project will require traffic mitigation and impact fees by the City of San Gabriel, and coordination with Los Angeles County Public Works.				
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	☐	☒	☐	☐
Traffic control measures will ensure the Project will not exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds.				
c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?	☐	☒	☐	☐
Project, through implementation of traffic control measures, will not conflict any applicable congestion management program.				
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
Project has no impact or bearing on air traffic.				
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
Through implementation of traffic control measures the project will not result in the creation of a dangerous intersection.				
f) Result in inadequate emergency access?	☐	☐	☒	☐
Access to project area will be to Fire code requirements.				
g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
Project will not conflict with any Bikeway, Pedestrian or Transit Oriented District Plan.				
h) Decrease the performance or safety of alternative transportation facilities?	☐	☐	☐	☒
Project will have no impact on any alternative transportation facilities.				

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐
Project will not exceed wastewater treatment requirements of Los Angeles RWQCB.				
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
Project will be served by Los Angeles County Department of Public Works Consolidated Sewer Maintenance District within the project area, connecting to County Sanitation District No. 15, which will require a Trunk Sewer Connection Permit. Annexation to County Sanitation District required. Per letter from County Sanitation District on project dated March 22, 2011, Water Reclamation Plants which would serve project site have design capacity to serve development proposed.				
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
SUSMP required to be approved.				
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☒	☐
Project will be served by San Gabriel Valley Water Company.				
e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?	☐	☐	☒	☐
Project will be required to comply with LID requirements.				
f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
Project will not result in the construction of new energy facilities or the expansion of related existing facilities.				
g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
Project will not significantly impact landfill capacity services.				
h) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
No conflict with federal, state, and local statutes.				

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
Project is located in an urban area, no potential to degrade the quality of the existing environment.				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
Project does have cumulatively considerable traffic impacts, which will be mitigated with traffic control measures with the City of San Gabriel and coordinated with Los Angeles County Public Works.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐
The project will not create environmental impacts that will cause substantial adverse effects on human beings either directly or indirectly.				

MITIGATION MONITORING PROGRAM (MMP)
PROJECT NO. TR070854

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Traffic				
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. 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.	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.	Monitoring to occur prior to and during construction.	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.	Los Angeles County Departments of Regional Planning, Public Works, City of San Gabriel and CalTrans
Recycling				
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.	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.	Monitoring to occur prior to issuance of demolition, construction or grading permits.	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.	Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), Fire Department (Fire Prevention Division) if directed to by Public Works

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				
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.	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.	Monitoring to occur prior to issuance of building permits.	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed	Los Angeles County Departments of Regional Planning and County Library
Mitigation Compliance				
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. 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.	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.	Annually	Applicant responsible for submitting annual mitigation compliance report to DRP, for payment and deposit of all fees, and for implementing required measures as directed	Los Angeles County Dept. of Regional Planning

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Walnut Grove Property

Inbox X

from **Katie Dempster** <kdcjjc@earthlink.net>
to stanley.lu@gmail.com
date Sat, Apr 17, 2010 at 4:32 AM
subject Walnut Grove Property
mailed-by earthlink.net
signed-by earthlink.net

hide details 4:32 AM (3 hours ago) Reply

Dear Mr.Liu:

You have our support to re-build your property directly north of our on Walnut Grove Avenue in San Gabriel, California. Good luck with your project and please keep us informed.

Be Happy & Well ~~~ Katie Dempster @ (323) 363-2602

We will never eliminate war
until we learn to love our children
more than we hate our enemies.
~ Golda Meier

Reply Forward

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I, Gullick Family 2009 Trust, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

John Gullick
Signature

3-10-10
Date

5632 Walnut Grove Ave
Property Address

5632 Walnut Grove Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Jose M Melendez, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3/10/10
Date

5636 Walnut Grove Ave
Property Address

5636 Walnut Grove Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Diep B Duong, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

MAR - 16 - 10

Date

5623 Walnut Grove Ave
Property Address

5623 Walnut Grove Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Daniel Ruiz & Eduardo Gonzalez, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3-10-2010

Date

5581 Walnut Grove Ave
Property Address

5581 Walnut Grove Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

262-287-7758

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Waldo D & Kelly Quach, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

Date

5587 Walnut Grove Ave
Property Address

5587 Walnut Grove Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Elmer W Black, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project. It will definitely be an improvement to the neighborhood!

Elmer W Black
Signature

March 30, 2010
Date

1058 E Las Tunas Dr
Property Address
& 1060 Las Tunas Dr

San Gabriel, CA 91776
City, State, Zip

2236 Highland Oaks Dr
Mailing Address

Arcadia CA 91006
City, State, Zip

c) 626-840-9215
Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

P.S. In your information letter you mentioned a "MORTUARY" close by - My suggestion is to delete reference to a Mortuary - Not everybody "feels comfortable" with one near their living quarters - EWB

I, Isabel Casillas, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

4/29/10
Date

1120 E Las Tunas Dr # 12
Property Address

1120 E Las Tunas Dr #1
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

(626) 703-3189
Phone (if would like to submit)

LifetimeAuto@SBCGLOBAL.NET
Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Kenny Chen, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

03/16/2010
Date

1120 E Las Tunas Dr # 11
Property Address

1120 E Las Tunas Dr #k
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Manuel Garcia, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3/26/10
Date

1120 E Las Tunas Dr # 14
Property Address

5812 Temple City Blvd #707
Mailing Address

San Gabriel, CA 91776
City, State, Zip

Temple City CA 91780
City, State, Zip

Phone (if would like to submit)

menorecon@yahoo.com
Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

What are you going to do with the big tree behind my property?

I, Stephanie M Marquez, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

4/1/10

Date

1124 E Las Tunas Dr # 14
Property Address

1124 E Las Tunas Dr #14
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Crystal Wang, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3/30/2010
Date

5625 N WILLARD AVE
Property Address

5625 N WILLARD AVE
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel, CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Mendez, Jesus and Concepcion, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Jesus H Mendez

Signature

3-29-

Date

5634 N WILLARD AVE
Property Address

5572 ANGELUS AVE
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, New Century Investment, LLC, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Peter Chen

Signature

3/26/10

Date

1114 E Las Tunas Dr.
Property Address

1114 E Las Tunas Dr.
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

626-2151531

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Vivian T Tran, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3/27/10
Date

1120 E Las Tunas Dr # 7
Property Address

1120 E Las Tunas Dr #7
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Joe and Mandy Chan, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Joe Chan
Signature

3-26-10
Date

181 S. Burton Ave
Property Address

181 S. Burton Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

626-203-2199
Phone (if would like to submit)

jcprintingusa@yahoo.com
Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Edward A Dotson & Dotson Suzanne M Corona, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Suzanne M Corona-Dotson
Signature

3/18/2010
Date

1120 E Las Tunas Dr # 3
Property Address

Po Box 2509
Mailing Address

San Gabriel, CA 91776
City, State, Zip

Alto NM 88312
City, State, Zip

Phone (if would like to submit)

I, John Lee, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

Date 3/27/10

5600 Walnut Grove Ave # G
Property Address

5600 Walnut Grove Ave #g
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Feng Yang, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3/25

Date

1042 E LAS TUNAS DR
Property Address

1042 E LAS TUNAS DR
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Cecilia & Edna Anita Matthews, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Cecilia Matthews
Signature

3/22/10
Date

1124 E Las Tunas Dr # 13
Property Address

1124 E Las Tunas Dr #m13
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Howard K & Louisa L Eng, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3-24-2010
Date

5600 Walnut Grove Ave # D
Property Address

5600 Walnut Grove Ave #d
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Ip Jimmy & E 2007 Living Trust, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Emily Ip
Signature

3/15/10
Date

190 S Walnut Grove Ave # F
Property Address

1154 Quince Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

Sunnyvale CA 94087
City, State, Zip

Phone (if would like to submit)

emilyshieh@hotmail.com
Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Las Tunas Dce LLC, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3/12/2010
Date

1062 E Las Tunas Dr
Property Address

802 W Mission Dr
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

626-237-2178
Phone (if would like to submit)

Wangcurt at Yahoo.com
Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Vo Son S Living Trust, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3/14/10
Date

5570 Walnut Grove Ave # G
Property Address

5570 Walnut Grove Ave #g
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

(626) 286-7924
Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Carol Kwan, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

CK

Signature

3/15/10

Date

1124 E Las Tunas Dr # 7
Property Address

1124 E Las Tunas Dr G 7
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Henry K Chin, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Henry K. Chin
Signature

3/11/2010
Date

5600 Walnut Grove Ave # F
Property Address

5600 Walnut Grove Ave #f
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Nadine Hays, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Nadine K Hays
Signature

3/11/10
Date

5650 N WILLARD AVE
Property Address

370 HIGHLAND HILLS DR
Mailing Address

San Gabriel, CA 91776
City, State, Zip

Camarillo 93010
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Zachariah and Laura Sexton, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3-13-2010

Date

5636 N. Burton Ave
Property Address

5636 N. Burton Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, George J Nakamoto, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3-13-2010
Date

127 S Burton Ave
Property Address

127 S Burton Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Alberto H Gonzalez, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3/13/10
Date

119 S Burton Ave
Property Address

119 S Burton Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

310- 812-0567
626- 287-2426
Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Rita G Williams, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3/13/2010
Date

1124 E Las Tunas Dr # 10
Property Address

1124 E Las Tunas Dr #j
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Willson Z Lu & Lu Gao Ang, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3-13-10

Date

1124 E Las Tunas Dr # 4
Property Address

1124 E Las Tunas Dr #4
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

(626) 731-0433
Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Lin Xiang & Shiming Chen, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Xiangju Li

Signature

3/13/10

Date

1124 E Las Tunas Dr # 3
Property Address

1124 E Las Tunas Dr #c
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Howard H & Jane Liu, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

03/13/10

Date

1120 E Las Tunas Dr # 6
Property Address

1120 E Las Tunas Dr #f
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

(626) 863-6260
Phone (if would like to submit)

Edison_chensi@hotmail.com
Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Jack & Ika S Sugiharto, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

03/13/10

Date

1120 E Las Tunas Dr # 4
Property Address

1120 E Las Tunas Dr #d
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Shigeru & Jung O Moriwaki, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

S. Moriwaki
Signature

MAR-13-10
Date

190 S Walnut Grove Ave # B
Property Address

190 S Walnut Grove Ave #b
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

213-626-9458
Phone (if would like to submit)

MORIWAKI@LAMTC.COM
Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, James E & Martha Y Boer, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3-13-10

Date

5570 Walnut Grove Ave # A
Property Address

5570 Walnut Grove Ave #a
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Robert L Mann & Betty L B Romano Romano, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Beth L Romano
Signature

3/12/10
Date

5600 N Willard Ave
Property Address

5600 N Willard Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

626-286-8649
Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Walnut Grove Professional Plaza LLC, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

for Walnut Grove professional plaza

Signature

3/12/2010

Date

111 S Walnut Grove Ave # 20
Property Address

111 S Walnut Grove Ave #203
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Leland and Andrea Leschper, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Signature

3-12-10

Date

153 Burton Ave
Property Address

153 Burton Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Elias Rodriguez, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Mrs Barbara Rodriguez
Signature

3-11-12
Date

5608 N Willard Ave
Property Address

5608 N Willard Ave
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Steve Zhou, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

Mary Zhou
Signature

March 11. 10
Date

1124 E Las Tunas Dr # 8
Property Address

1124 E Las Tunas Dr #h
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

I, Shigeko E Nakasato, have reviewed the proposed project for 18 new townhomes at 5622-5626 Walnut Grove Avenue in San Gabriel, CA and offer my support for this project.

S. Ethel Nakasato
Signature

3 · 11 · 10
Date

1120 E Las Tunas Dr # 9
Property Address

1120 E Las Tunas Dr #1
Mailing Address

San Gabriel, CA 91776
City, State, Zip

San Gabriel CA 91776
City, State, Zip

Phone (if would like to submit)

Email (if would like to submit)

Please send this form to:

Stanley Lu
325 Cordova St #423
Pasadena, CA 91101

RECEIVED
APR 16 2010
COMMUNITY DEVELOPMENT

12 April 2010

P. E. Lydon
1124 E. Las Tunas Dr., #E
San Gabriel, CA 91776-1737

City of San Gabriel
Planning Commission
425 S. Mission Dr.
San Gabriel, CA 91776-1253

Dear Planning Commission,

Regarding: 5622-5626 Walnut Grove Avenue Proposed Zoning Modification

Mr. Stanley Lu, owner of 5622-5626 Walnut Grove Ave in San Gabriel, sent a letter requesting support for replacing the existing 4 single family homes with 18 two and three story townhomes in 5 buildings. The proposal would require a Zoning Modification.

This is to inform you of NON-support of the project. From 4 single family homes to 18 townhomes – that is too many for the space, with no private yards and inadequate guest parking. Walnut Grove and Las Tunas have a large amount of traffic during peak times and the property is very close to that intersection; Walnut Grove can back up almost to Broadway at times, with very long waits. Also, most residential property is 1 and 2 story in the area, so 3 story is probably too high.

If single family homes are not enough, then maybe a duplex arrangement could be considered, but probably no more than doubling the number of homes from 4 to 8 on the property. The properties immediately to the south, on Southwind Ct. and Cheyenne Ct. are good examples of what the property should resemble.

I have included the signed form, double-sided copy of the proposed project and the letter from Mr. Lu.

Sincerely,

P. E. Lydon
12 Apr 2010

P.S. There are also mature trees that should not be taken down without being replaced. They've already cut 2 of them down – one a beautiful jacaranda.

5622 Walnut Grove (subject property)

5624 Walnut Grove (subject property)

5631 Walnut Grove (5-7 units across street from project)

119-123 Walnut Grove (3 units across street 2 properties north)

115 Walnut Grove (6 units across street 3 properties north)

5646 Willard (10 units 1 block west of project)

5639 Earle (3 units 2 blocks west of project)

1124 Las Tunas (28 condominium units – abuts project)

Las Tunas Drive (1 block from Walnut Grove)

Las Tunas Dr. commercial center (1/2 block from project)

Las Tunas Dr. commercial center (4 blocks from project)

Las Tunas and Rosemead (Applebees restaurant)

Las Tunas and Rosemead (shopping center)

Las Tunas and Rosemead (shopping center)

Las Tunas and San Gabriel Bl.

Las Tunas and San Gabriel Bl. (shopping center with CVS)

5622-5624 Walnut Grove Ave.

TR 070854

Printed: Oct 16, 2013

N

0 300
Feet

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5622-5624 Walnut Grove Ave.

Zoning

Printed: Oct 16, 2013

N

0 700
Feet

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