



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

PROJECT NUMBER

R2015-02609

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073683
Environmental Assessment No. 201500188

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Huntington East Pasadena LLC

**MAP/EXHIBIT
DATE:**

03/01/16

**SCM REPORT
DATE:**

03/31/16

SCM DATE:

04/07/16

PROJECT OVERVIEW

Subdivision: To create 11 residential condominium units on one multi-family lot.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: # Revision (requires a fee):

LOCATION

3723 Huntington Drive, San Gabriel

ACCESS

Huntington Drive

ASSESSORS PARCEL NUMBER(S)

5378-011-004

SITE AREA

0.40 net

GENERAL PLAN / LOCAL PLAN

County-wide General Plan

ZONED DISTRICT

EAST PASADENA

SUP DISTRICT

5

LAND USE DESIGNATION

H30

ZONE

R-3

CSD

EAST PASADENA-SAN
GABRIEL

**PROPOSED UNITS
(DU)**

11

**MAX DENSITY/UNITS
(DU)**

12

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

Cut: 3800 c.y. / Fill: 100 c.y. / Export: 3700

Total: 3900 c.y.

ENVIRONMENTAL DETERMINATION (CEQA)

An Initial Study is required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

R1ST 201300080

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Please read below for further details.

Environmental Determination:

Clear Hold

1. Additional information (e.g., studies, reports, etc.) may be required during the Environmental review stage.

Tentative Map:

Clear Hold

1. Depict all on-site trees, provide the species and size for each, and indicate whether it will remain or be removed.
2. Delineate the limits of the existing fences.
3. Correct the parking information and proposed and existing land use category under the *Notes* section.
4. The owner/subdivider information must correspond to the information provided on the Land Division Application and recorded Grant Deed. Please correct information accordingly.

Exhibit Map:

Clear Hold

1. Depict any proposed fences/walls.
2. Call out all yard setbacks, required back-up space, and garage dimensions.
3. In determining the front yard depth, provide a front yard analysis of all properties on the same side of the street on the same block. The resulting average front yard setback is the required minimum setback for your development.
4. Ground-mounted air conditioning units may not encroach into the required side yard setback.
5. Provide a pedestrian walkway in conformance with §21.24.380 of the County Code and call out the walkway within the graphic.
6. Depict the short-term bike facility (§22.52.01225).
7. Provide floor area/lot coverage calculations in conformance with the East Pasadena-San Gabriel CSD.
8. Provide 2 sets of floor plans. The floor plans and elevations must demonstrate conformance with the East Pasadena-San Gabriel CSD.
9. Correct the parking information and proposed and existing land use category under the *Notes* section.
10. The owner/subdivider information must correspond to the information provided on the Land Division Application and recorded Grant Deed. Please correct information accordingly.
11. Reconcile grading quantities with those given in the Land Division application.

Healthy Design Ordinance ("HDO"):

Clear Hold

1. Revise the conceptual landscape plan so that it complies with the Healthy Design Ordinance (HDO). The onsite tree planting requirement is one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 98 linear feet of street frontage, a total of 4 tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.
2. The landscape plan should call out all yard setbacks and include softscape calculations. The East Pasadena-San Gabriel CSD requires 20% of the front yard to contain softscape.

Administrative/Other:

Clear Hold

1. Provide building permits and assessor records including the Assessor Field Diagram for the property.
 2. Revise the 500' Radius Land Use Map and ensure the map contains the following: 1) physical uses, 2) number of units for multi-family residences, 3) a 500 foot radius, and 4) the jurisdictional boundary.
 3. When resubmitting a Land Development Application, be sure to mark the appropriate box in Section #11 and the LLC manager eligible to sign contacts must print his name the same way as contained in the LLC Statement of Information and Operating Agreement.
 4. Provide proof of alley access.
-

RESUBMITTAL INSTRUCTIONS

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

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

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

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

1. An approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1, 2, and 3) for requirements.
2. Please see attached Grading review sheet (Comment 1) for requirements.
3. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for comments and requirements. Please note that sewer area study PC 12270as is currently under review.
4. As previously requested, obtain approval from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for requirements.
5. Please see attached Sewer review sheet (Comment 3) for additional comments and requirements.
6. A revised tentative map is required to show the following additional items:
 - a. As previously requested, accurately show and call out the existing road right-of-way lines on Huntington Drive along the property frontage. The existing right of way shall be located 89 feet away from the street centerline.
 - b. As previously requested, revise the typical section for Huntington Drive to show the accurate right of way information. The existing right-of-way is located about 89 feet away from the street centerline.
 - c. Delineate and call out the proposed driveway and access strip as "Private Driveway and Fire Lane" to the satisfaction of Public Works and Fire Department. Please do not use the notation "Private Driveway/Fire Lane".
 - d. Please see attached Hydrology review sheet (Comment 3) for requirements.
 - e. Please see attached Road checked print for comments and requirements.

7. A revised exhibit map is required to show the following additional items:
- a. As previously requested, accurately show and call out the existing road right-of-way lines on Huntington Drive along the property frontage. The existing right of way shall be located 89 feet away from the street centerline.
 - b. Please see attached Road checked print for comments and requirements.
 - c. Please see attached Sewer review sheet (Comment 4) for requirements.

+HW 
Prepared by Aissa Carrillo
tr73683L-rev1.doc
<http://planning.lacounty.gov/case/view/tr073683/>

Phone (626) 458-3126

Date 03-29-2016



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER/SUPERINTENDENT OF STREET
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

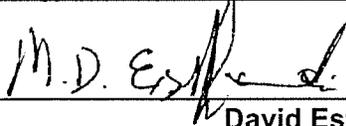
TRACT MAP NO. 73683

TENTATIVE MAP DATED 03/01/2016
EXHIBIT "A" MAP 03/01/2016

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

1. Prior to tentative map approval for drainage/grading, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a letter of intent for any offsite work.
 - The latest Hydrology Report was reviewed on 03/15/2016 and was not approved.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>). Please use the link below for LID Manual:
<http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>
3. Comments/Additional Requirements: Responses to our review comments dated 3/15/2016 on the Hydrology/LID report has not been submitted.

By



David Esfandi

Date 3/16/2016 Phone (626) 458-7130

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT 073683

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TENTATIVE MAP DATED 03-01-2016
EXHIBIT MAP DATED 03-01-2016

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

1. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division. Grading denial comments may be triggered by the hydrology study review. For example, directing runoff/drainage into the building structure via any mean is not acceptable.

Name Nazem Said  Date 3/16/2016 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073683\GP 073683\2016-03-01 TTR 073683 SUBMITTAL

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

1. Prior to tentative map approval the sewer area study PC 12270as currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study and outlet approval may also be required to be reviewed and approved by the City of Arcadia.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. Provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site sewer improvements prior to tentative map approval to the satisfaction of Public Works.
4. A revised exhibit map is required to show the following items:
 - a. Label the proposed point of connection to the existing main.
 - b. As previously requested, show each detached building with its own connection to the existing or proposed sewer main line.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD

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TRACT MAP NO. 073683

TENTATIVE MAP DATED 3-1-2016
EXHIBIT MAP DATED 3-1-2016

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

1. A revised tentative map and exhibit map is required to show the following additional items:
 - See attached check print for additional comments.

Prepared by ^{OA} Omar Ahmed
tr73683r-rev1

Phone (626) 458-4921

Date 3-29-2016

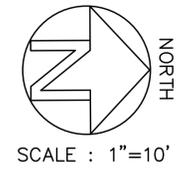
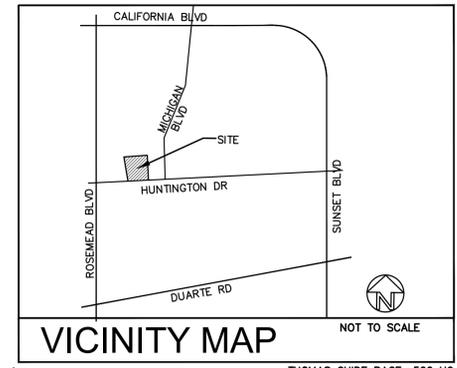
OWNER:
 SHAWN CHEN
 713 W. DUARTE ROAD, UNIT G275
 YORBA LINDA, CA 92886
 PH: 626-893-9316

EARTHWORK:
 CUT.....3,450 CY
 FILL.....100 CY
 EPORT.....3,350 CY

RECEIVED
 DEPT OF REGIONAL PLANNING
 TR073683 EXHIBIT PG 2
 01 MAR 2016

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 073683

FOR CONDOMINIUM PURPOSES
 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA
 EXHIBIT MAP
 BEING A SUBDIVISION OF LOT "A", OF TRACT NO. 10333, AS PER MAP RECORDED IN
 BOOK 158 PAGES 42 THROUGH 43 OF MAPS, IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY.



PREPARED BY:
 HANK JONG, PE
 EGL ASSOCIATES, INC.
 11819 GOLDRING ROAD, UNIT A
 ARCADIA, CA 91006
 PH: 626-263-3588
 FAX: 626-263-3599

SPECIAL NOTE:
 THE QUANTITIES SHOWN HEREON ARE FOR
 PERMIT AND BONDING PURPOSES ONLY.
 THE CONTRACTOR SHALL VERIFY QUANTITIES
 PRIOR TO START OF GRADING.

NOTES:
 EXISTING ZONE: R-3
 PROPOSED ZONE: R-3
 NO. OF EX. LOTS: 1
 NO OF PROP. LOT: 1
 NO. OF EX. UNITS: 5 UNITS IN 1 APARTMENT BUILDING
 EX. BUILDING AREA: 2,260 SF
 NO OF PROP. UNITS: 11 CONDO UNITS IN 2 BUILDINGS
 AREA OF LOT: 21,899 SF = 0.50 ACRES GROSS (TO C.L. OF THE ROAD)
 AREA OF LOT: 17,587 SF = 0.40 ACRES NET
 NO. OF STORIES: 2
 NO. OF PARKINGS: 22 (RESIDENT) + 8 (GUEST) + 1 (DISABLED)
 PROP. & EX. GENERAL PLAN LAND USE DESIGNATION:
 CATEGORY 2 (MEDIUM DENSITY RESIDENTIAL)
 SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
 BENCHMARK:
 ELEV = 554.785'
 L&T IN E CB 11M N/O BCR @ NE COR
 HUNTINGTON DR & MICHILLINDA AVE 61M
 N & 7.5M E/O C/L INT G 3230
 SURVEY WAS CONDUCTED BY AL
 THELWELL, LS 6999 ON FEBRUARY 28,
 2011

UTILITY SERVICES:
 WATER - EAST PASADENA WATER CO.
 SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT
 GAS - SOUTHERN CALIFORNIA GAS CO.
 ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
 TELEPHONE - PACIFIC BELL TELEPHONE COMPANY
 SCHOOL - CITY OF PASADENA SCHOOL DISTRICT
 FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT
 SHERIFF - LOS ANGELES COUNTY SHERIFF

EARTHWORK
 CUT.....3,800 CY
 FILL.....50 CY
 SPECIAL NOTE:
 THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND
 BONDING PURPOSES ONLY. THE CONTRACTOR SHALL
 VERIFY QUANTITIES PRIOR TO START OF GRADING.

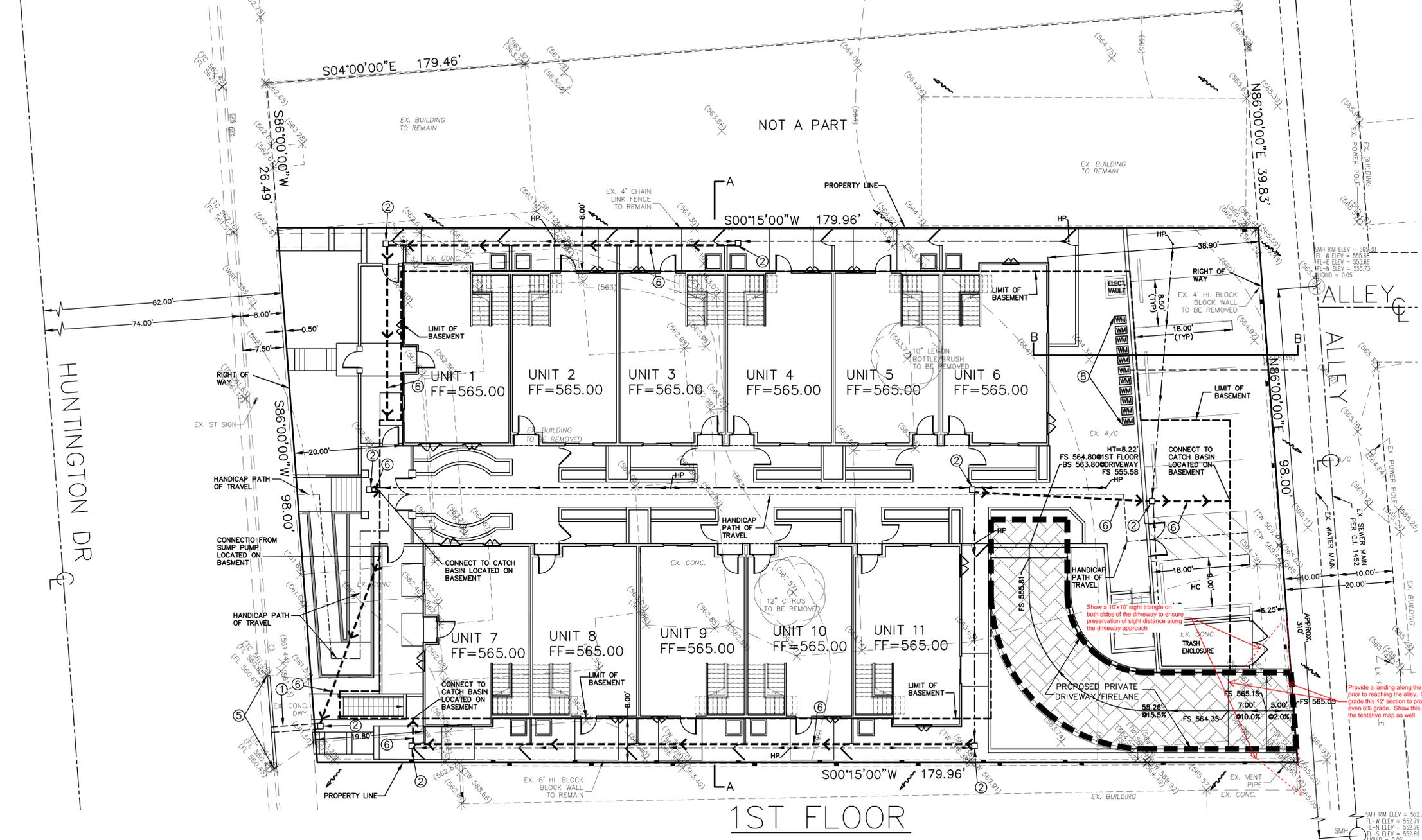
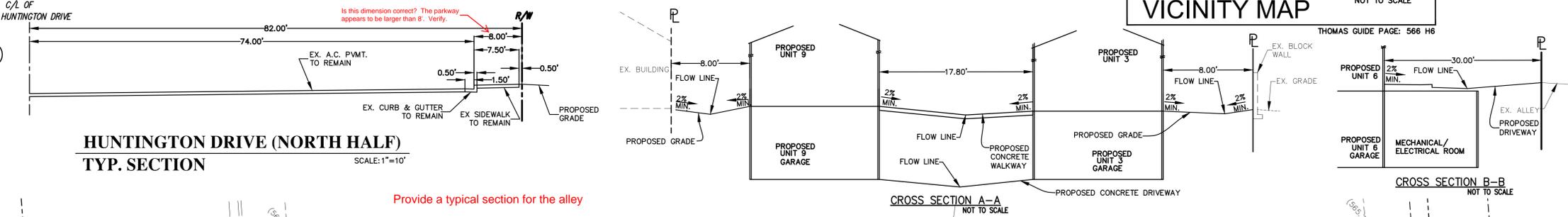
- CONSTRUCTION NOTES:
- PROPOSED PARKWAY DRAIN
 - PROPOSED 12"x12" CATCH BASIN
 - PROPOSED SEWER CLEANOUT (TYP.)
 - PROPOSED SEWER LATERAL (TYP.)
 - PROPOSED DRIVEWAY APPROACH
 - PROPOSED DRAIN PIPES
 - PROPOSED SUMP PUMP
 - PROPOSED DOMESTIC WATER METERS AND SERVICE LINE

EASEMENT
 (A) EASEMENT FOR PUBLIC UTILITIES AS RECORDED IN BOOK 6686,
 PAGE 156 DEEDS. EXACT LOCATION AND EXTENT IS NOT DISCLOSED
 OF RECORD. EASEMENT TO REMAIN.

LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS
 DESCRIBED AS FOLLOWS:
 LOT 3, BLOCK "C" OF MICHILLINDA TRACT, IN THE COUNTY OF LOS
 ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK
 21, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY.
 EXCEPT THEREFROM THE SOUTHERLY 20 FEET OF SAID LAND AS
 CONDEMNED FOR WIDENING OF HUNTINGTON DRIVE, BY FINAL
 DECREE OF CONDEMNATION ENTERED IN CASE NO. 457956,
 SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED
 APRIL 28, 1948, AS INSTRUMENT NO. 2050, IN BOOK 27045, PAGE
 5, OFFICIAL RECORDS.

LEGEND

(98.23).....EXISTING ELEVATION	EX.....EXISTING
99.00.....PROPOSED ELEVATION	TG.....TOP GRATE
--(100)-- EXISTING CONTOUR	FS.....FINISH SURFACE
.....DRAINAGE PATTERN	TC.....TOP OF CURB
.....EXISTING STRUCTURE	FL.....FLOW LINE
.....PROPOSED STRUCTURE	FG.....FINISH GRADE
.....PROPOSED SEWER	FF.....FINISH FLOOR
.....PROPERTY LINE	HP.....HIGH POINT
.....PROPOSED PIPE	R/W.....RIGHT OF WAY
.....FIRE HYDRANTEX. WATER METER
.....CATCH BASINSUMP PUMP
.....PROPOSED FIRELANEPROPOSED PRIVATE DRIVEWAY/FIRELANE

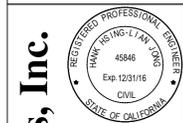


PROJECT LOCATION:
11 UNITS CONDOMINIUM
3723 HUNTINGTON DRIVE
PASADENA, COUNTY OF LOS ANGELES
APN: 5378-011-004

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REVISIONS	BY

PREPARED FOR:
SHAWN CHEN
713 W. DUARTE ROAD,
UNIT G275
ARCADIA, CA 91007



EGL Associates, Inc.
 11819 GOLDRING ROAD, Unit A
 ARCADIA, CA 91006
 Tel: (626) 263-3588
 Fax: (626) 263-3599

DATE	02/26/2016
JOB NO.	14-203-047
SCALE	1"=10'
FILE	
DRAWING	2 of 3

T-2

ROAD

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073683 (Rev.)

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TENTATIVE MAP DATED 03-01-2016
EXHIBIT MAP DATED 03-01-2016

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

Prepared by Aissa Carrillo
tr73683L-rev1.doc
<http://planning.lacounty.gov/case/view/tr073683/>

Phone (626) 458-3126

Date 03-29-2016

The following reports consisting of _____ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, 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. If applicable, quitclaim or relocate easements running through proposed structures.
8. 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 filling 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 been occupied or rented and that said building will not be occupied or rented until after the filing of the map with Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Remove existing buildings prior to final map approval. Demolition permits and final sign-off are required from the Building and Safety office.
11. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
12. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, in documents over the private driveways to the satisfaction of Public Works.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073683 (Rev.)

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TENTATIVE MAP DATED 03-01-2016
EXHIBIT MAP DATED 03-01-2016

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW



Prepared by Aissa Carrillo
tr73683L-rev1.doc
<http://planning.lacounty.gov/case/view/tr073683/>

Phone (626) 458-3126

Date 03-29-2016

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map	73683	Tentative Map Dated	3/1/16 (Rev)	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	Export 3700 yd ³	Location	Pasadena	APN	
Geologist	EGL	Subdivider	Huntington East Pasadena, LLC		
Soils Engineer	EGL	Engineer/Arch.	EGL Associates, Inc.		

Review of:

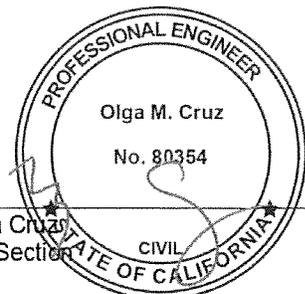
Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: 10/21/15
 Previous Review Sheet : 12/9/15

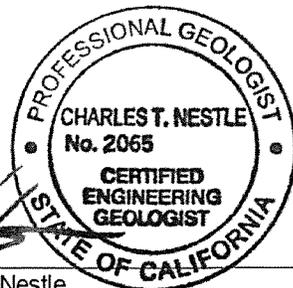
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

Prepared by


 Olga Cruz
 Soils Section



 Charles Nestle
 Geology Section

 Date 3/24/16

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

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.

TRACT MAP NO. 073683

TENTATIVE MAP DATED 3-1-2016
EXHIBIT MAP DATED 3-1-2016

The following conditions are draft conditions and subject to change. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Reconstruct or rehabilitate the pavement on the alley fronting the subdivision as well as the segment of the alley between the westerly property line and Rosemead Boulevard.
2. Close the unused driveway on Huntington Drive with standard curb, gutter, and sidewalk.
3. Provide an adequate landing area with maximum six percent grade on the subterranean driveway exit to the alley to the satisfaction of Public Works. Line of sight shall not be impaired by any proposed wall and/or landscaping adjacent to the driveway exit. A line-of-sight easement may be required.
4. Repair any improvements damaged during construction.
5. Execute a covenant for private maintenance of curb/parkway drains; if any.
6. Plant street trees along the property frontage on Huntington Drive. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
7. Provide a streetlight on concrete pole with underground wiring along the property frontage on Huntington Drive to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
8. Be advised that the County's Huntington Drive- San Gabriel Boulevard/132' west of Michilinda Avenue project, ID No. RDC0015735, is tentatively scheduled for late 2017 through the limits of the project site. As such, the applicant is hereby placed on notice that due to the above-mentioned County project, a moratorium of at least two years will be placed along the affected roadways starting at the completion of the project and set to expire two years after the completion of the project. No developer-related construction that involves pavement work within the public right of way will be allowed during the moratorium period. Exceptions could be made if acceptable rehabilitation measures are provided to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD

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TRACT MAP NO. 073683

TENTATIVE MAP DATED 3-1-2016

EXHIBIT MAP DATED 3-1-2016

Prepared by Omar Ahmed^{OA}
tr73683r-rev1

Phone (626) 458-4921

Date 3-29-2016

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER

Page 1/1

TRACT NO. 073683 (Rev.)

TENTATIVE MAP DATED 03-01-2016
EXHIBIT MAP DATED 03-01-2016

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. The will serve letter issued by “East Pasadena Water Company”, dated June 26, 2015 will expire on June 26, 2016 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.
4. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.



Prepared by Tony Khalkhali
tr73683w-rev1.doc

Phone (626) 458-4921

Date 03-24-2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73683

MAP DATE: March 01, 2016

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

TENTATIVE/EXHIBIT MAP - HOLDS

1. The proposed buildings, all portions of the exterior walls, shall be located within 150 feet from the northerly curb face of Huntington Drive. Clearly delineate the firefighter pedestrian access on the Exhibit Map prior to Tentative Map clearance.
2. Remove the Fire Lane symbols and delineations from the Tentative and Exhibit Maps. If compliance with hold #1, no on-site fire lane will be required. Indicate compliance prior to Tentative Map clearance.
3. Show and dimension the closest existing public fire hydrant within 300 feet of the lot frontage on the same side of the street on Huntington Drive. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
4. Submit a fire flow availability form, FORM 196, to our office for the existing public fire hydrant located in front of the subject property. Compliance required prior to Tentative Map clearance.
5. The required fire flow for this development can be up **2000** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow fire flow maybe reduced when square footage information and type of construction is provided for each building type.
6. Submit a digital copy of the architectural plans for this development. The architectural plans will assist to calculate the required fire flow from all required fire hydrants, review the elevations to determine the required Fire Department access adjacent to proposed buildings, and address additional Fire Department concerns during the subdivision process.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73683

MAP DATE: March 01, 2016

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
5. A reciprocal access agreement is required for Park Avenue since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
6. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.

PROJECT CONDITIONS OF APPROVAL

Reviewed by: Juan Padilla

Date: March 30, 2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73683

MAP DATE: March 01, 2016

-
1. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 2. The on-site private driveways shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.
 3. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 4. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 5. Install **TBD** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
 6. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
 7. The required fire flow from the public fire hydrant for this development can be up to **8000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Department during the architectural plan review process prior to building permit issuance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73683

MAP DATE: March 01, 2016

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8. 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.
 9. Parking shall be restricted adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.
 10. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 11. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 12. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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



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



PARK OBLIGATION REPORT

Tentative Map #	73683	DRP Map Date:	03/01/2016	SCM Date:	04/07/2016	Report Date:	03/29/2016
Park Planning Area #	42		WEST SAN GABRIEL VALLEY			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.08
IN-LIEU FEES:	\$35,416

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$35,416 in-lieu fees.

Trails:

No trails.

Comments:

***Advisory:

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

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

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

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



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73683	DRP Map Date:	03/01/2016	SMC Date:	04/07/2016	Report Date:	03/29/2016
Park Planning Area #	42		WEST SAN GABRIEL VALLEY			Map Type:	REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.15	0.0030	0	0.00
M.F. < 5 Units	2.79	0.0030	0	0.00
M.F. >= 5 Units	2.45	0.0030	11	0.08
Mobile Units	0.80	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.08

Park Planning Area = **42 WEST SAN GABRIEL VALLEY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.08	\$442,706	\$35,416

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
0.08	0.00	0.00	0.08	\$442,706	\$35,416



COUNTY OF LOS ANGELES

Public Health



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

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

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March 28, 2016

Tentative Tract Map No. 073683

Vicinity: East Pasadena

Tentative Tract Map Date: March 01, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073683** based on the use of public water (East Pasadena Water Company) and public sewer as proposed for wastewater disposal. A copy of the current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

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