



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

PROJECT NUMBER

R2015-02609

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 073683
Environmental Assessment No. 201500188

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Huntington East Pasadena LLC

**MAP/EXHIBIT
DATE:**

07/20/16

**SCM REPORT
DATE:**

08/16/16

SCM DATE:

08/25/16

PROJECT OVERVIEW

Subdivision: To create 11 attached 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 acres

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: 3450 c.y. / Fill: 100 c.y. / Export: 3350

Total: 3550 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	Cleared	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Vicente Banada (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. Correct the map number by inserting a "0" at the start of the number set.

Exhibit Map:

Clear Hold

1. Correct the map number by inserting a "0" at the start of the number set.
2. Provide the height of the proposed fences/walls.
3. The front yard analysis should not include commercial properties containing commercial uses. Revise the analysis to arrive at the minimum required front yard setback for your development.
4. Ensure the required minimum front yard setback is provided.
5. Delineate the required 5-foot wide walkway with complete landscaping details along this pedestrian pathway.
6. Two short-term bicycle parking spaces are required (§22.52.01225). A bicycle parking space means an area at least six feet in length by at least two feet in width to accommodate secured storage for one bicycle.
7. Provide a revised set of floor plans. The floor plans should contain all unit dimensions, and the west elevations for both buildings must include the property line demarcation and demonstrate the structure-height setback conformance.

Administrative/Other:

Clear Hold

1. Revise the 500' Radius Land Use Map and ensure the map contains the following: 1) description of physical uses, 2) number of units for multi-family residences and type of occupancy (condos or apts.), 3) a 500 foot radius, and 4) the jurisdictional boundary.
2. Provide proof of legal alley access.
3. This project is subject to the Healthy Design Ordinance.
4. The landscape plan **shall** call out all yard setbacks, depict the required 5-foot wide walkway, and include softscape calculations. The East Pasadena-San Gabriel CSD requires 20% of the front yard to contain softscape.

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. As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1, 2, and 3) for requirements. Please note that the submitted hydrology report is currently pending review.
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 pending review.
4. Please see attached Sewer review sheet (Comment 2) for additional requirements.
5. A revised tentative map is required to show the following additional items:
 - a. Please see attached Grading review sheet (Comment 2) for requirements.
 - b. Please see attached Road review sheet (Comment 1) and checked print for comments and requirements.
6. A revised exhibit map is required to show the following additional items:
 - a. Please see attached Road review sheet (Comment 1) and checked print for comments and requirements.
 - b. Please see attached Sewer review sheet (Comment 4) for requirement.



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 07/20/2016
EXHIBIT "A" MAP 07/20/2016

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 is currently under review.
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/lid/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>
3. Comments/Additional Requirements: The latest Hydrology/LID report is currently under review

By M.D. Esfandi Date 8/11/2016 Phone (626) 458-7130
David Esfandi

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

Page 1/1

TENTATIVE MAP DATED 07-20-2016
EXHIBIT MAP DATED 07-20-2016

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 hydrology/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.
2. Proposed grading and drainage improvements should be shown and called out on the tentative map.

Name Nazem Said  Date 8/8/2016 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073683\GP 073683\2016-07-20 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. 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.
3. A revised exhibit map is required to show the following items:
 - a. Show off-site improvements required by the approved area study, if any.


Prepared by Imelda Ng

tr73683s-rev2.doc

Phone (626) 458-4921

Date 08-09-2016

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

Page 1/1

TRACT MAP NO. 73683

TENTATIVE MAP DATED 7-20-2016
EXHIBIT MAP DATED 7-20-2016

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 Nikko Pajarillaga
tr73683r-new

Phone (626) 458-3137

Date 8-11-2016

OWNER: HUNTINGTON EAST PASADENA, LLC
 713 W. DUARTE ROAD, UNIT G275
 ARCADIA, CA 91007
 PH: 626-823-4270

RECEIVED DEPT OF REGIONAL PLANNING
 TR073683 TENTATIVE
 20 JULY 2016

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

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 PARKING: 22 (GARAGE) + 8 (GUEST) + 1 (DISABLED)
 TOTAL NO. OF PARKING: 31
 PROP. & EX. GENERAL PLAN LAND USE DESIGNATION:
 H30 - RESIDENTIAL 30
 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 & MICHELLINDA 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

CONSTRUCTION NOTES:
 ① EXISTING STRUCTURE TO BE DEMOLISHED
 ② EXISTING TREE TO BE REMOVED
 ③ EXISTING DRIVEWAY TO BE REMOVED

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.

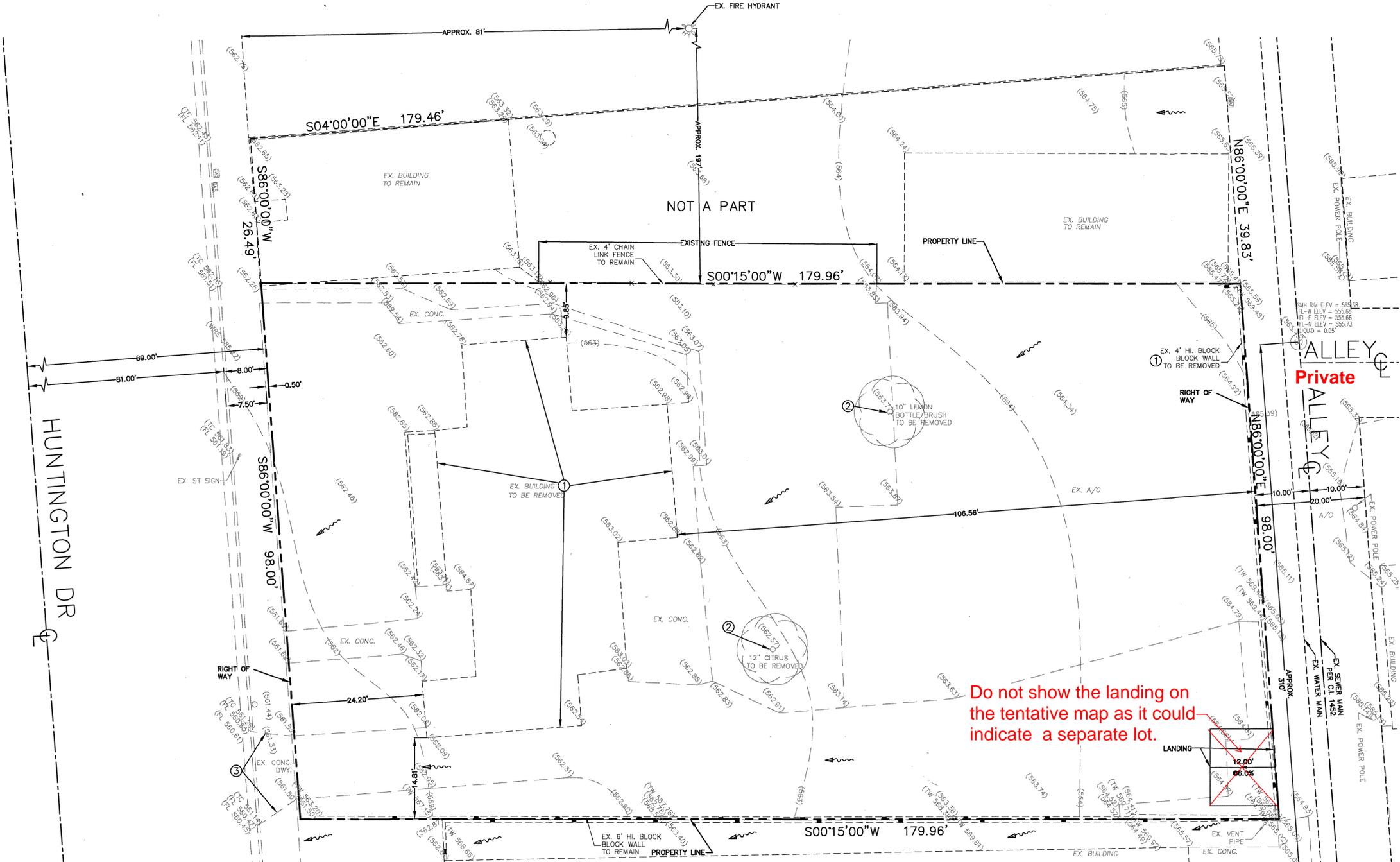
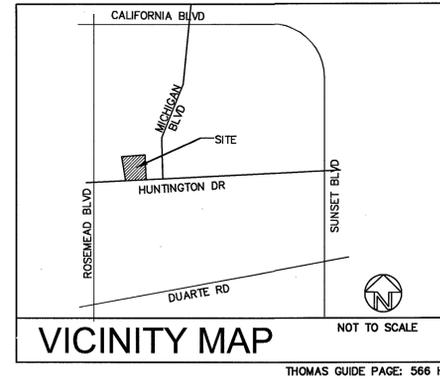
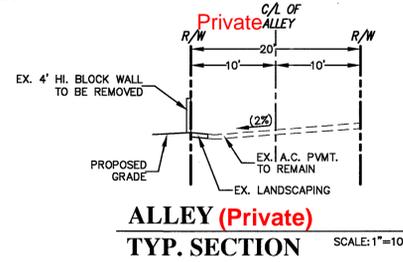
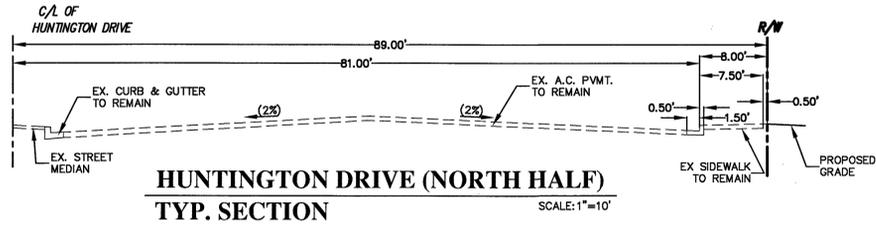
LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOT 3, BLOCK "C" OF MICHELLINDA TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE SOUTHERLY 20 FEET OF SAID LAND AS CONDEMNATED 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
 99.00.....PROPOSED ELEVATION
 ---(100)--- EXISTING CONTOUR
DRAINAGE PATTERN
EXISTING STRUCTURE
PROPOSED STRUCTURE
PROPOSED SEWER
PROPERTY LINE
PROPOSED PIPE
FIRE HYDRANT
CATCH BASIN
 EXEXISTING
 TGTOP GRATE
 FSFINISH SURFACE
 TC.....TOP OF CURB
 FL.....FLOW LINE
 FG.....FINISH GRADE
 FF.....FINISH FLOOR
 HP.....HIGH POINT
 R/W.....RIGHT OF WAY
 WM.....EX. WATER METER
SUMP PUMP

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 73683

FOR CONDOMINIUM PURPOSES
 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES,

STATE OF CALIFORNIA
 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.



Do not show the landing on the tentative map as it could indicate a separate lot.

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

REVISIONS	BY
EA	06/24/2016

RELEASED DATE

PREPARED FOR:
 HUNTINGTON EAST PASADENA, LLC
 713 W. DUARTE ROAD #G275
 ARCADIA, CA 91007

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

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

T-1

OWNER:
HUNTINGTON EAST PASADENA, LLC
713 W. DUARTE ROAD, UNIT G275
ARCADIA, CA 91007
PH: 626-823-4270

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

NOTES:
EXISTING ZONE: R-3
PROPOSED ZONE: R-3
NO. OF EX. LOTS: 1
NO. OF PROP. LOTS: 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 PARKING: 22 (GARAGE) + 8 (GUEST) + 1 (DISABLED)
TOTAL NO. OF PARKING: 31
PROP. & EX. GENERAL PLAN LAND USE DESIGNATION:
H30 - RESIDENTIAL 30
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
FLOOR AREA: GARAGE FLOOR = 5,856 SF
1ST FLOOR = 6,664 SF
2ND FLOOR = 6,160 SF
3RD FLOOR = 3,786 SF
LOT COVERAGE: 38% (6,743 SF)

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.....3,450 CY
FILL.....100 CY
EXPORT.....3,350 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
 - PROPOSED DRAIN PIPES
 - PROPOSED SUMP PUMP
 - PROPOSED DOMESTIC WATER METERS AND SERVICE LINE
 - PROPOSED SHORT-TERM BIKE FACILITY
 - PROPOSED BLOCK WALL
 - PROPOSED INFILTRATION TANK

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.

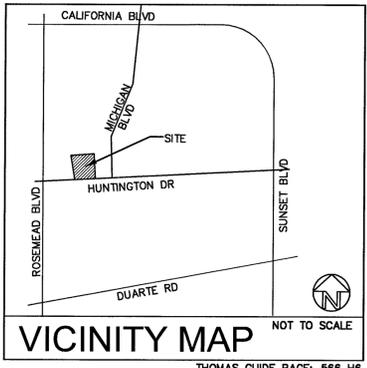
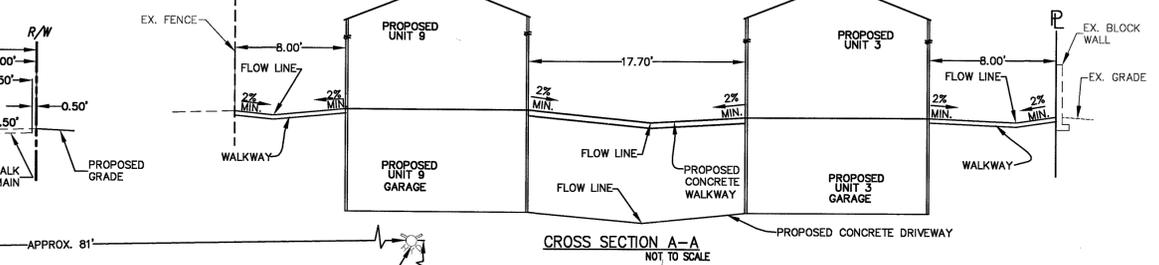
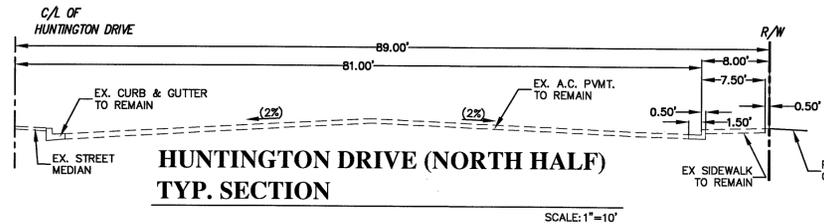
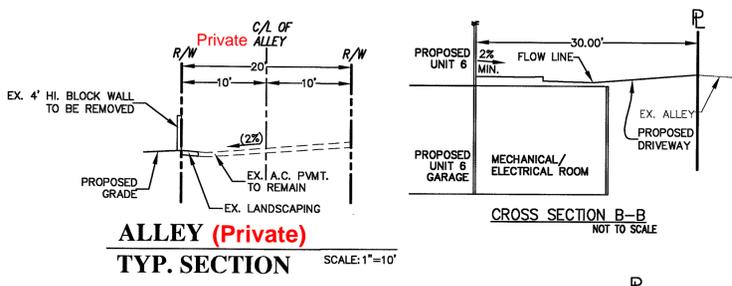
LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 3, BLOCK "C" OF MICHILLINDA TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE SOUTHERLY 20 FEET OF SAID LAND AS CONDEMNATED 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
FIRE ACCESS TRAVEL

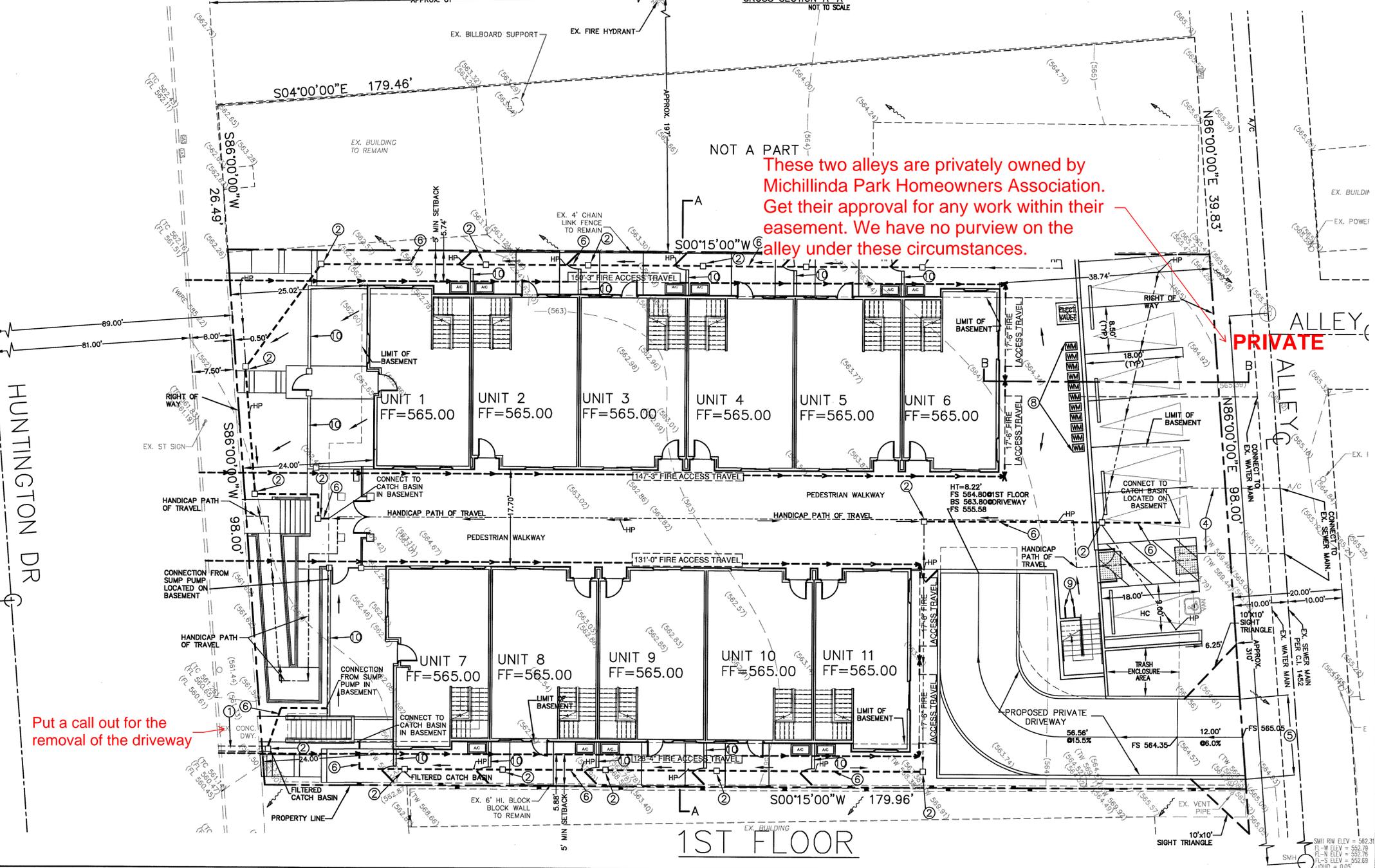
FRONT YARD SETBACKS ON HUNTINGTON DRIVE BETWEEN ROSEFAD AND MICHIGAN BLVD

ADDRESS	SETBACK FROM CURB	PARKWAY WIDTH	SETBACK FROM PL.
3709	8'	8'	0'
3719	8'	8'	0'
3723	32.20'	8'	24.20'
3735	34.10'	8'	26.10'
		AVERAGE =	10.06'



MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 73683

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.



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

These drawings and the accompanying specifications are mutually proprietary and shall remain the property of EGL Associates, Inc. No part of these drawings or specifications may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of EGL Associates, Inc. Any unauthorized use of these drawings or specifications is strictly prohibited.

REVISIONS	BY
EA	06/24/2016

RELEASED DATE

PREPARED FOR:
HUNTINGTON EAST PASADENA, LLC
713 W. DUARTE ROAD #G275
ARCADIA, CA 91007

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

DRAWN: EM
CHECKED: HJ
DATE: 02/26/2016
JOB NO: 14-203-047
SCALE: 1"=10'
FILE:
DRAWING: 2 of 3

T-2

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

Page 1/1

TENTATIVE MAP DATED 07-20-2016
EXHIBIT MAP DATED 07-20-2016

- 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-rev2.doc
<http://planning.lacounty.gov/case/view/tr073683/>

Phone (626) 458-3126

Date 08-15-2016

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 delineate on the final map to the satisfaction of Public Works.
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.)

Page 3/3

TENTATIVE MAP DATED 07-20-2016
EXHIBIT MAP DATED 07-20-2016

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


Prepared by Aissa Carrillo
tr73683L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073683/>

Phone (626) 458-3126

Date 08-15-2016

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	<u>73683</u>	Tentative Map Dated	<u>7/20/16 (Rev)</u>	Parent Tract	_____
Grading By Subdivider? [Y]	(Y or N) <u>Export 3700_yd³</u>	Location	<u>Pasadena</u>	APN	_____
Geologist	<u>EGL</u>	Subdivider	<u>Huntington East Pasadena, LLC</u>		
Soils Engineer	<u>EGL</u>	Engineer/Arch.	<u>EGL Associates, Inc.</u>		

Review of:
 Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: 10/21/15
 References : _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

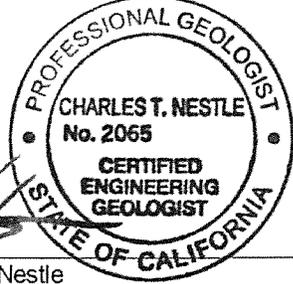
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- 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 8/15/16

TRACT NO. 073683 (Rev.)

TENTATIVE MAP DATED 07-20-2016
EXHIBIT MAP DATED 07-20-2016

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 24, 2016 will expire on June 24, 2017 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-rev2.doc

Phone (626) 458-4921

Date 08-11-2016



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: July 20, 2016

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

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. 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

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. Maintain a minimum 5 feet wide approved firefighter access walkway leading from Huntington Drive to all openings in the building exterior walls. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The fire flow tests performed by East Pasadena Water Company dated 07-14-15 and 08-25-16 on 2 different public fire hydrants did not meet the required fire flow or the required fire hydrant spacing. A new public fire hydrant is required on the easterly property line along the street frontage.
4. Install 1 public fire hydrant as noted on the Exhibit Map. The location might change depending on the requirements by the jurisdiction water company.

Reviewed by: Juan Padilla

Date: August 16, 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: July 20, 2016

5. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
6. The required fire flow from the public fire hydrant for this development can be up to **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
7. 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.
8. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
9. 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.
10. 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:	07/20/2016	SCM Date:	08/16/2016	Report Date:	08/25/2016
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:	\$36,017

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$36,017 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

Supv D 5th
July 28, 2016 16:14:39
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73683	DRP Map Date:	07/20/2016	SMC Date:	08/16/2016	Report Date:	08/25/2016
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	3.20	0.0030	0	0.00
M.F. < 5 Units	2.79	0.0030	0	0.00
M.F. >= 5 Units	2.42	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	\$450,216	\$36,017

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	\$450,216	\$36,017



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

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

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

TERRI S. WILLIAMS, REHS
Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publchealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 15, 2016

Tentative Tract Map No. 073683

Vicinity: East Pasadena

Tentative Tract Map Date: June 20, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of **Tentative Tract Map 073683** based on the use of public water (East Pasadena Water Company) and public sewer as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

V. B.
VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016