



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

PROJECT NUMBER

R2015-03715

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073837
Environmental Assessment No. 201500250

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

HS Investment Properties PTNSHP / Felix Madariaga

**MAP/EXHIBIT
DATE:**

11/03/15

**SCM REPORT
DATE:**

12/03/15

SCM DATE:

12/17/15

PROJECT OVERVIEW

A request to create 7 single-family lots and 1 private access lot to serve lots 3, 4 & 7. The site is presently vacant.

MAP STAGE

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

MAP STATUS

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

LOCATION

7642 Steddom Drive, Rosemead

ACCESS

Steddom Drive

ASSESSORS PARCEL NUMBER(S)

5277-015-053

SITE AREA

1.17 gross acres / 0.95 net acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

SOUTH SAN GABRIEL

SUP DISTRICT

1st

LAND USE DESIGNATION

H9 – Residential (0-9 du/net ac)

ZONE

A-1

CSD

SOUTH SAN GABRIEL

PROPOSED UNITS

(DU)

7

MAX DENSITY/UNITS

(DU)

8

GRADING, CUBIC YARDS

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

TBD

ENVIRONMENTAL DETERMINATION (CEQA)

Pending Review

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)430-5381 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUSTentative Map Revision Required: Exhibit Map/Exhibit "A" Revision Required: Revised Application Required: Reschedule for Subdivision Committee Meeting: Reschedule for Subdivision Committee Reports Only: Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: *At this time, Regional Planning does not recommend approval of the tentative map.*

Environmental Determination:

Clear Hold

1. Pending.

Tentative Map:

Clear Hold

1. Provide the full map number by inserting a "0" before the 7.
2. If grading is not proposed as part of the subdivision then include a note indicating such. Otherwise, provide proposed grading quantities.
3. Clarify whether the private driveway is an easement or a separate parcel to be maintained by an HOA.
4. Provide the gross and net area for the project site and the resulting parcels.
5. Clarify whether the plotted fences/walls are existing or proposed, provide the height and material of each, and indicate whether the fence/wall will be retained or removed.
6. If there are no palm trees on-site or shown on the map, then remove the symbol from the *Legend*.
7. Update the proposed zoning and provide the existing and proposed land use category.
8. Ensure the Subdivider info matches the property ownership information.
9. If there aren't any oak trees on-site, then include a note indicating such.
10. Verify the accuracy of the project site and lot dimensions. Keep in mind that if the lot frontage width and/or lot area fail to meet the minimum width and/or size, an Amended Map may be required prior to recordation of the final map.
11. Provide a lot width analysis for lots
12. Ensure the intersection of a lot's side boundary lines with the private driveway produce a 90 degree angle to the street.
13. Based on the current project design, a yard modification may be needed.

Administrative/Other:

Clear Hold

1. Provide the latest recorded grant deed.
2. Reconcile the property ownership information.
3. Revise the Land Use Map: 1) Provide an accurate graphic scale, 2) ensure the radial boundary reaches 500 feet, and 3) indentify the physical land uses rather than the zoning.
4. Provide the articles of incorporation, including the operating agreement, with the state seal.
5. Revise the Land Division Application and fill out all sections including proposed grading.
6. Since the proposed lots are not served by a public street, a street frontage waiver must be requested in accordance with §21.52.010.
7. Lots 3 & 4 have less than the required average lot width of 50 feet. Therefore, a request to modify the average lot width must be submitted in accordance with §21.52.010. In justifying your request, provide a map showing the average lot width of all parcels within a 500 foot radius.
8. Street-tree planting Final Map Condition: The onsite tree planting requirement is one tree per each 25 feet of proposed street frontage located within the subject property. Based on the project total of 234.81 linear feet of street frontage, a total of 9 tree plantings shall be required for the project and shown on a tree planting plan to be approved by Regional Planning prior to final map recordation.
9. Provide a copy of the easement instrument for the 15' wide access along the westerly boundary of the project site.

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)*
- *Any other additional 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 strongly encouraged to contact the case planner and discuss the map revision and other materials.

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

1. Provide proof of off-site access to the satisfaction of the Department of Regional Planning.
2. Provide evidence that the Department of Regional Planning will support waiving the street frontage requirement for Lots 3, 4 and 7.
3. An approved hydrology report. Please see attached Hydrology review sheet (Comments 1 and 2) for requirements.
4. Please see attached Grading review sheet (Comments 2 and 3) for requirements.
5. Please see attached Road review sheet and checked print for comments and requirements.
6. An approved sewer area study. Please see attached Sewer review sheet (Comments 1 and 2) for requirements.
7. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirement.
8. A revised tentative map is required to show the following additional items:
 - a. On the title block, please provide the number "0" in front of Tract No. 73837. Please see attached Subdivision checked print.
 - b. Provide a Lot Table showing the proposed usage of each lot.
 - c. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - d. Label Steddom Drive as a "Private and Future Street".
 - e. If required by the Fire Department, label the interior "Private Driveway" as "Private Driveway and Fire Lane".

- f. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - g. Please see attached Road checked print for requirements.
 - h. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
 - i. Please see attached Water review sheet (Comment 2) for requirement.
9. A revised "Land Division Application" is required to indicate if grading is to be done by applicant (Yes/No) and the estimated quantity of grading.

HW



Prepared by Aissa Carrillo
tr73837L-new.doc
<http://planning.lacounty.gov/case/view/tr073837/>

Phone (626) 458-3126

Date 12-01-2015



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT MAP NO.: 073837

TENTATIVE MAP DATE: 11/01/2015

EXHIBIT MAP DATE: NA

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.
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>

Name M.D. Esfandi Date 11/30/2015 Phone (626) 458-7130
David Esfandi

P:\ldpub\SUBPCHECK\Hydrology\Tentative Map Reviews\CONT-DEN TR73837.doc

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/or exhibit map is required to show the following additional items:
 - a. Improvements and grading of Steddum Drive as Private and Future Street as required by Street Section. Offsite encroachment may be necessary.
 - b. Better to propose improvements of the Private Driveway within this map to avoid putting the burden of such improvement on only one future lot owner.
 - c. Lot 3, 4, and 7 may need to be flag lots, therefore their lot lines must be shown within the Private Driveway, and the driveway width must be increased to 30' wide.
 - d. Earthwork volume, including cut, fill, import, and export, as applicable.
 - f. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, and pavement dimension.
2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
3. Prior to tentative map approval submit a covenant or easement documents indicating acceptance of any off-site impacts or permission for any off-site work.

Name Nazem Said  Date 11/19/2015 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073837\GP 073837\2015-11-05 TTR 073837 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. Reconfigure the lot lines to provide street frontage to all lots. Unless approved by the Advisory Agency and Regional Planning.
2. See check print for additional comments.

Prepared by Omar Ahmed ^{OA}
tr73837r

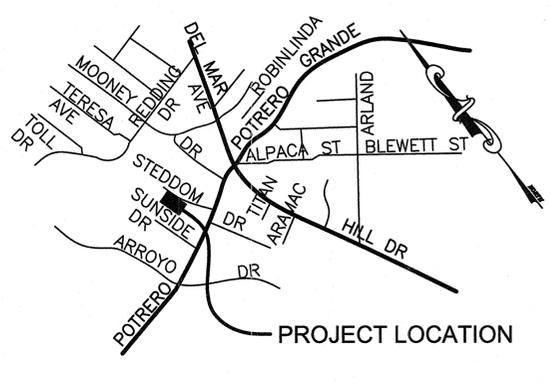
Phone (626) 458-4921

Date 11-30-2015

MAJOR LAND SUBDIVISION TENTATIVE TRACT MAP NUMBER 73837

FOR SUBDIVISION PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SEVEN LOT SUBDIVISION (7 HOUSING UNITS)

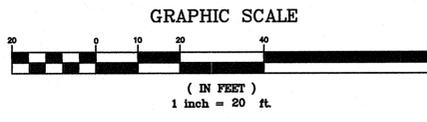
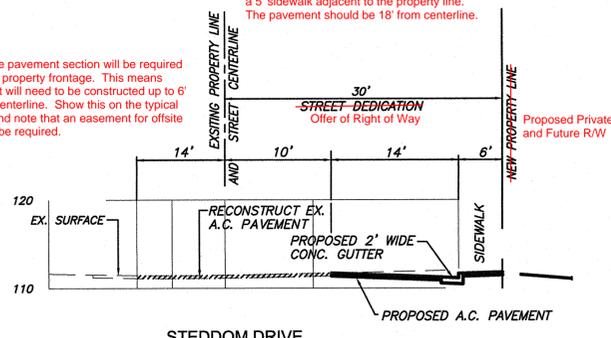


VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PAGE 636 GRID E4

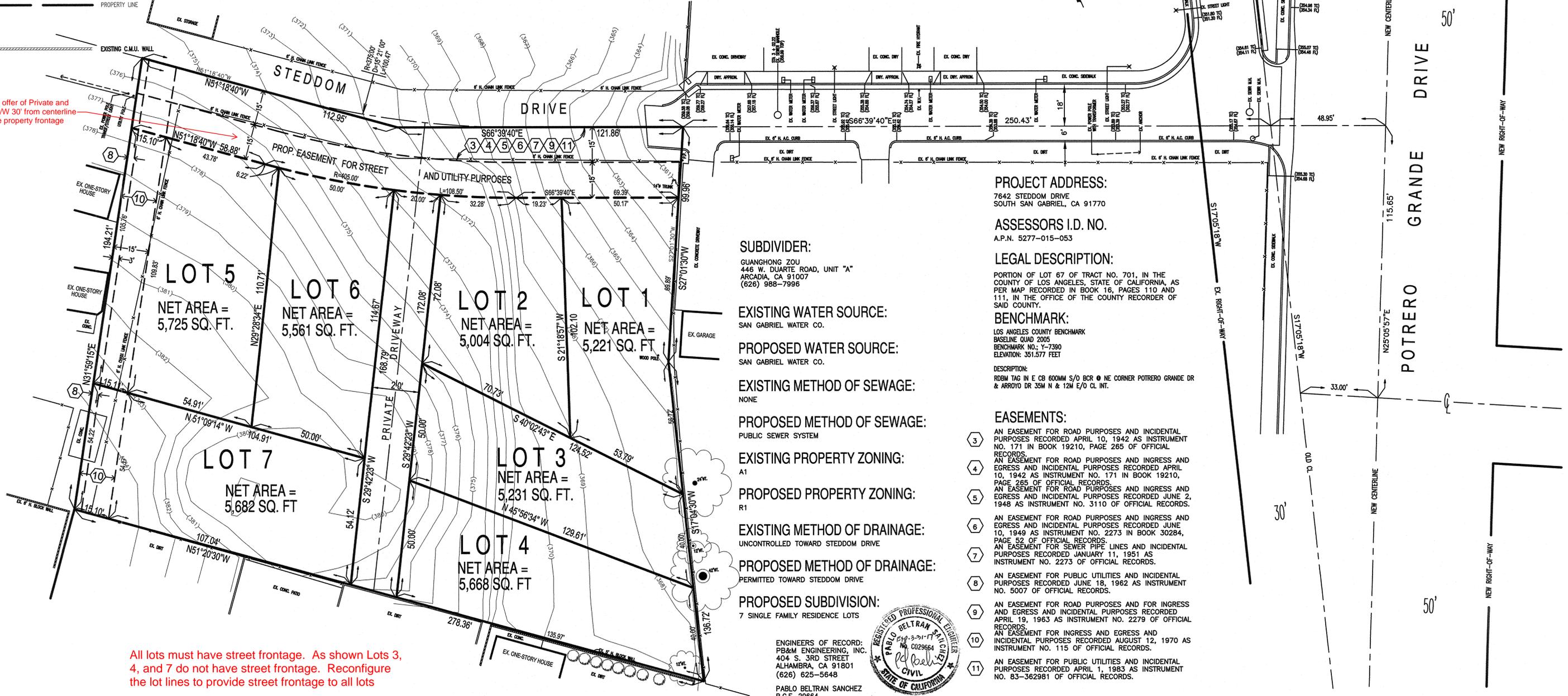
- LEGEND**
- TE TRASH ENCLOSURE
 - NG NATURAL GRADE
 - L.S. LANDSCAPING
 - TC TOP OF CURB
 - FL FLOWLINE
 - TW TOP OF WALL
 - FF FINISH FLOOR
 - PE PAD ELEVATION
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 - P.A. PLANTING AREA
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 - INV INVERT ELEVATION
 - PALM TREE
 - TREE
 - WATER VALVE
 - DUCT VENTILATION
 - WROUGHT IRON FENCE
 - CHAIN LINK FENCE
 - CENTERLINE
 - PROPERTY LINE

The dimensions on this typical section are not correct. The parkway should be 12' wide with a 5' sidewalk adjacent to the property line. The pavement should be 18' from centerline.

A 24' wide pavement section will be required along the property frontage. This means pavement will need to be constructed up to 6' north of centerline. Show this on the typical section and note that an easement for offsite work will be required.



Show an offer of Private and Future R/W 30' from centerline along the property frontage



PROJECT ADDRESS:

7642 STEDDOM DRIVE
SOUTH SAN GABRIEL, CA 91770

ASSESSORS I.D. NO.

A.P.N. 5277-015-053

LEGAL DESCRIPTION:

PORTION OF LOT 67 OF TRACT NO. 701, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 110 AND 111, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

LOS ANGELES COUNTY BENCHMARK
BASELINE QUAD 2005
BENCHMARK NO.: Y-7390
ELEVATION: 351.577 FEET

DESCRIPTION:

RDBM TAG IN E CB 600MM S/O BCR @ NE CORNER POTRERO GRANDE DR & ARROYO DR 35M S/O & 12M E/O CL INT.

SUBDIVIDER:

GUANGHONG ZOU
446 W. DUARTE ROAD, UNIT "A"
ARCADIA, CA 91007
(626) 988-7996

EXISTING WATER SOURCE:

SAN GABRIEL WATER CO.

PROPOSED WATER SOURCE:

SAN GABRIEL WATER CO.

EXISTING METHOD OF SEWAGE:

NONE

PROPOSED METHOD OF SEWAGE:

PUBLIC SEWER SYSTEM

EXISTING PROPERTY ZONING:

A1

PROPOSED PROPERTY ZONING:

R1

EXISTING METHOD OF DRAINAGE:

UNCONTROLLED TOWARD STEDDOM DRIVE

PROPOSED METHOD OF DRAINAGE:

PERMITTED TOWARD STEDDOM DRIVE

PROPOSED SUBDIVISION:

7 SINGLE FAMILY RESIDENCE LOTS

EASEMENTS:

- 3 AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES RECORDED APRIL 10, 1942 AS INSTRUMENT NO. 171 IN BOOK 19210, PAGE 265 OF OFFICIAL RECORDS.
- 4 AN EASEMENT FOR ROAD PURPOSES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED APRIL 10, 1942 AS INSTRUMENT NO. 171 IN BOOK 19210, PAGE 265 OF OFFICIAL RECORDS.
- 5 AN EASEMENT FOR ROAD PURPOSES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED JUNE 2, 1948 AS INSTRUMENT NO. 3110 OF OFFICIAL RECORDS.
- 6 AN EASEMENT FOR ROAD PURPOSES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED JUNE 10, 1949 AS INSTRUMENT NO. 2273 IN BOOK 30284, PAGE 82 OF OFFICIAL RECORDS.
- 7 AN EASEMENT FOR SEWER PIPE LINES AND INCIDENTAL PURPOSES RECORDED JANUARY 11, 1951 AS INSTRUMENT NO. 2273 OF OFFICIAL RECORDS.
- 8 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 18, 1962 AS INSTRUMENT NO. 5007 OF OFFICIAL RECORDS.
- 9 AN EASEMENT FOR ROAD PURPOSES AND FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED APRIL 19, 1963 AS INSTRUMENT NO. 2279 OF OFFICIAL RECORDS.
- 10 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED AUGUST 12, 1970 AS INSTRUMENT NO. 115 OF OFFICIAL RECORDS.
- 11 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED APRIL 1, 1983 AS INSTRUMENT NO. 83-362981 OF OFFICIAL RECORDS.

ENGINEERS OF RECORD:
PB&M ENGINEERING, INC.
404 S. 3RD STREET
ALHAMBRA, CA 91801
(626) 625-5648

PABLO BELTRAN SANCHEZ
R.C.E. 29664
EXP. 3-31-17



All lots must have street frontage. As shown Lots 3, 4, and 7 do not have street frontage. Reconfigure the lot lines to provide street frontage to all lots

ROAD

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 subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. 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. Please note the applicant will be required for the extension of the existing sewer line to serve their project.
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 tentative map is required to show the following items:
 - a. Label existing sewer main lines to serve the proposed development with the PC or CI number.
 - b. Show how the proposed development is to be served by existing and proposed public sewer and call out the proposed points of connection. The proposed extension of the sewer main line as well as proposed point of connection for this development need to be accurately shown on the tentative map.



Prepared by Teni Mardirosian
Tr73837s-new.doc

Phone (626) 458-4910

Date 11-24-2015

TRACT NO. 073837

TENTATIVE MAP DATED 11-01-2015

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

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

 Prepared by Tony Khalkhali
tr73837w-new.doc

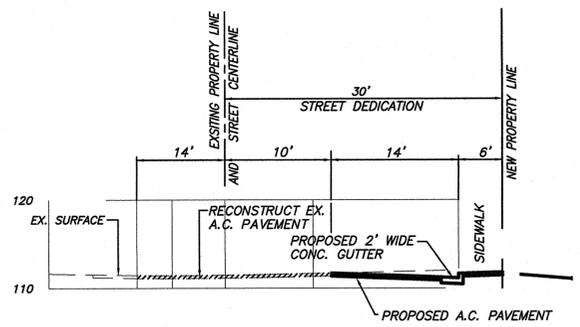
Phone (626) 458-4921

Date 11-25-2015

LEGEND

RECEIVED
DEPT OF REGIONAL PLANNING
TRUSTEES TENTATIVE
DATE: 01 NOV 2015

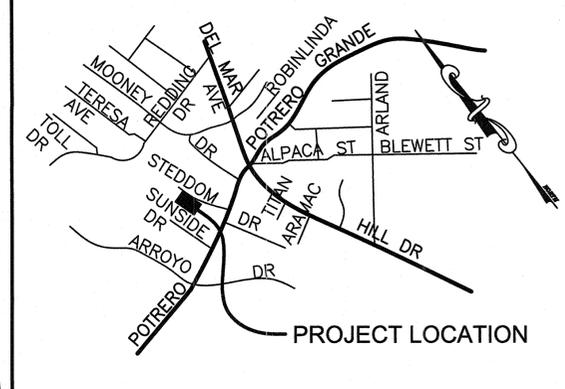
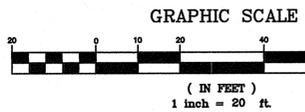
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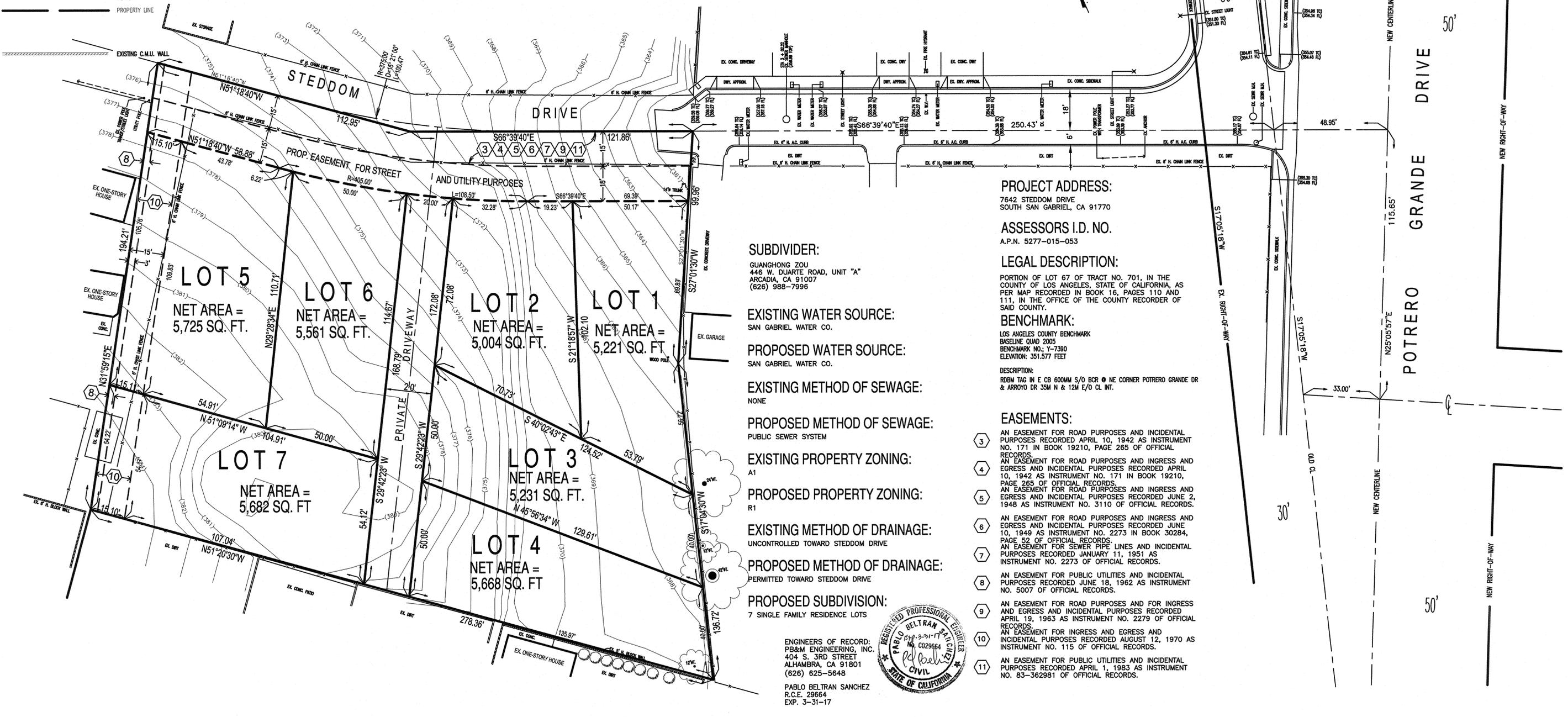
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FOR SUBDIVISION PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**SEVEN LOT SUBDIVISION
(7 HOUSING UNITS)**



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PAGE 636 GRID E4



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DESCRIPTION:

RDBM TAG IN E CB 600MM S/O BCR @ NE CORNER POTRERO GRANDE DR & ARROYO DR 35M S/O & 12M E/O CL INT.

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SUBDIVIDER:

GUANGHONG ZOU
446 W. DUARTE ROAD, UNIT "A"
ARCADIA, CA 91007
(626) 988-7996

EXISTING WATER SOURCE:

SAN GABRIEL WATER CO.

PROPOSED WATER SOURCE:

SAN GABRIEL WATER CO.

EXISTING METHOD OF SEWAGE:

NONE

PROPOSED METHOD OF SEWAGE:

PUBLIC SEWER SYSTEM

EXISTING PROPERTY ZONING:

A1

PROPOSED PROPERTY ZONING:

R1

EXISTING METHOD OF DRAINAGE:

UNCONTROLLED TOWARD STEDDOM DRIVE

PROPOSED METHOD OF DRAINAGE:

PERMITTED TOWARD STEDDOM DRIVE

PROPOSED SUBDIVISION:

7 SINGLE FAMILY RESIDENCE LOTS

ENGINEERS OF RECORD:
PB&M ENGINEERING, INC.
404 S. 3RD STREET
ALHAMBRA, CA 91801
(626) 625-5648

PABLO BELTRAN SANCHEZ
R.C.E. 29664
EXP. 3-31-17



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP/TRACT NO. 073837

Page 1/1

TENTATIVE MAP DATED 11-03-2015

- 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
tr73837L-new.doc
<http://planning.lacounty.gov/case/view/tr073837/>

Phone (626) 458-3126

Date 12-01-2015

The following report consisting of ____ pages are the recommendations of Public Works.

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

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

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Delineate proof of access to a public street on the final map.
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, in documents over the common private driveways to the satisfaction of Public Works and Fire Department.
11. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
12. Grant ingress/egress and utility easements to the public over the private and future or future streets.
13. The street frontage requirement for Lots 3, 4 and 7 needs to be waived by the Advisory Agency.
14. 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.
15. 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.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

17. Within 30 days of the approval 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.

HW

AC

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 12-01-2015

tr73837L-new.doc

<http://planning.lacounty.gov/case/view/tr073837/>

Tentative Tract Map	73837	Tentative Map Dated	11/1/15	Parent Tract	
Grading By Subdivider? [] (Y or N)	---	Location	South San Gabriel	APN	
Geologist	---	Subdivider	Guanghong Zou		
Soils Engineer	---	Engineer/Arch.	PB&M Engineering, Inc.		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

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

Prepared by


 Karen Mendez
 Soils Section




 Ricardo Lopez-Maldonado
 Geology Section

Date 11/25/15

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

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

The 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. Make an offer of private and future right of way 30 feet from centerline along the property frontage on Steddom Drive.
2. Whenever there is an offer of a future street or a private and future street, and private drives, provide a drainage statement/letter.
3. Reconstruct Steddom Drive, base and pavement, along the property frontage. Provide a minimum pavement width of 24 feet. An easement for offsite work will be required.
4. Construct sidewalk (5 feet sidewalk adjacent to the property line) on Steddom Drive along the property frontage.
5. Construct adequate transition between existing and proposed improvements on Steddom Drive at the easterly property line.
6. Remove private improvements, including fencing, from the offer of right of way on Steddom Drive.
7. Repair any improvements damaged during construction to the satisfaction of Public Works.
8. Plant street trees along the property frontage on Steddom Drive. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
9. 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; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
10. Underground all existing service lines and distribution lines that are less than 50 KV and 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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT MAP NO. 073837

Page 2/2

TENTATIVE MAP DATED 11-1-2015

11. Street Lighting conditions pending.

Prepared by Omar Ahmed^{OA}
tr73837r

Phone (626) 458-4921

Date 11-30-2015



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 73837

MAP DATE: November 03, 2015

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.

HOLDS TENTATIVE/EXHIBIT MAP

1. Label the on-site fire apparatus access road as "Private Driveway and Fire Lane" on the Tentative Maps. Indicate compliance prior to Tentative Map clearance.
2. Provide a cross section of the private driveway and fire lane clearly depicting the minimum paved unobstructed width of 20 feet, clear to the sky. Indicate compliance on the Tentative Map prior to Tentative Map clearance.
3. Ensure the grade on Steddum Drive is in compliance with the Department of Public Works. Compliance required prior to Tentative Map clearance.
4. Submit a fire flow availability form, FORM 195, to our office for the existing public fire hydrant located on Steddum Drive east of the property lot frontage. Compliance required prior to Tentative Map.
5. The required fire flow for this development is **1250** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow may be reduced when information on the total square footage for each building type is provided.

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.

Reviewed by: Juan Padilla

Date: November 25, 2015



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 73837

MAP DATE: November 03, 2015

-
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 reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
 5. 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.
 6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.
 7. Provide a copy of the Road Improvement Plans for Steddom Drive to the Fire Department for review and approval prior to final approval by the Department of Public Works.

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. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.
3. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.

Reviewed by: Juan Padilla

Date: November 25, 2015



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 73837

MAP DATE: November 03, 2015

-
4. Install **TBD** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
 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 is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 7. 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.
 8. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 9. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 10. 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 #	73837	DRP Map Date:	11/03/2015	SCM Date:	12/17/2015	Report Date:	12/01/2015
Park Planning Area #	6		WHITTIER NARROWS			Map Type:	TENTATIVE

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:	\$24,932

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$24,932 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 King*
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73837	DRP Map Date: 11/03/2015	SMC Date: 12/17/2015	Report Date: 12/01/2015
Park Planning Area #	6	WHITTIER NARROWS	Map Type: TENTATIVE	

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	3.71	0.0030	7	0.08
M.F. < 5 Units	2.03	0.0030	0	0.00
M.F. >= 5 Units	3.05	0.0030	0	0.00
Mobile Units	3.52	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.08

Park Planning Area = **6 WHITTIER NARROWS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.08	\$311,649	\$24,932

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	\$311,649	\$24,932



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

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

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

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

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

www.publichealth.lacounty.gov

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December 2, 2015

Tentative Tract Map No. 073837

Vicinity: South San Gabriel

Tentative Tract Map Date: November 3, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 073837** based on the use of public water (San Gabriel Water Company) and public sewer as proposed. A copy of current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative tract map.

Prepared by:
VICENTE BAÑADA, REHS *v. 12*
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