



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

**PROJECT NUMBER**

2016-00112

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Tract Map No. 74338 RPPL2016003054  
Environmental Assessment No. RPPL2016003057

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

8946-8948 E. Duarte LLC (EGL Associates, Inc.)

**MAP/EXHIBIT  
DATE:**

07/12/16

**SCM REPORT  
DATE:**

08/11/16

**SCM DATE:**

08/18/16

**PROJECT OVERVIEW**

*One multi-family lot developed with two-family residences attached units for condominium purposes within zone R-3.*

Subdivision: To create one multi-family lot with 10 attached two-family residence condominium units in five (5) buildings.

**MAP STAGE**

Tentative:

Revised:

Amendment:

Amended :   
Exhibit "A"

Modification to :   
Recorded Map

Other:

**MAP STATUS**

Initial:

1<sup>st</sup> Revision:

2<sup>nd</sup> Revision:

# Revision (requires a fee):

**LOCATION**

8946 – 8948 E Duarte Road, San Gabriel

**ACCESS**

Duarte Road

**ASSESSORS PARCEL NUMBER(S)**

5381-001-011, -047

**SITE AREA**

.67 net acre

**GENERAL PLAN / LOCAL PLAN**

Countywide

**ZONED DISTRICT**

**SOUTH SANTA ANITA  
– TEMPLE CITY**

**SUP DISTRICT**

5<sup>th</sup>

**LAND USE DESIGNATION**

H30

**ZONE**

R-3

**CSD**

EAST PASADENA – SAN  
GABRIEL

**PROPOSED UNITS  
(DU)**

10

**MAX DENSITY/UNITS  
(DU)**

19

**GRADING**

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

1800 cubic yards cut, 100 cubic yards fill

1,700 cubic yards export

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending.

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven (213) 974-6433 <a href="mailto:sdjones@planning.lacounty.gov">sdjones@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Vicente Banada(626) 430-5381 <a href="mailto:ybanada@ph.lacounty.gov">ybanada@ph.lacounty.gov</a>

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### SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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### PREVIOUS CASES

R1ST201400005, R1ST201200050, R1ST201100027, RCOC200600146, RCUP200500118, RENV200500132, ZC01-164, RCUPCP01-164, RENVIS01-164

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### REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

*Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Provide floor plans and elevations, clarify easements, obtain haul route for export and provide condo amenity. Please read below for further details.*

#### Environmental Determination:

Cleared  Hold

1. Environmental assessment is pending for an upcoming determination

#### Tentative Map:

Cleared  Hold

2. Delete the line between the existing APNs to depict one multi-family lot.
3. Clarify easement notes. There may be a discrepancy between easement intended for street dedication in notes.
4. Provide planned location of export.
5. Ensure that the total linear feet of existing and proposed street frontage is indicated in the notes section. Include private drive and fire lane linear feet.

#### Exhibit Map/Exhibit "A":

Cleared  Hold

7. If applicable, delete line separating current APNs.
8. Clarify easement notes.
9. Provide average depth for the front yards on the same side of the block
10. Provide floor plans and elevations for max floor area/lot coverage (75%) and to show height.
11. Provide and depict common area improvements on the Exhibit Map.
12. If retaining walls are proposed, depict for location and section showing max height.

#### Community Standards District:

13. Consider outreach to nearby HOA and/or community groups.

#### Healthy Design Ordinance ("HDO"):

Cleared  Hold

14. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property, including the private drive.
- 

### 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 3<sup>rd</sup> 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 and 2) for requirements. The hydrology report shall be submitted directly to Public Works.
2. Please see attached Grading review sheet (Comment 2) for requirement.
3. A "Will Serve Letter" from Los Angeles County Sanitation District is required. Please see attached Sewer review sheet (Comment 1) for requirement.
4. An approved sewer area study is required. Please see attached Sewer review sheet (Comment 2) for comments and requirements. Please note that the sewer area study PC 12318as is currently under review.
5. A "Will Serve Letter" from the water purveyor is required. Please see attached Water review sheet (Comment 1) for requirement.
6. A revised tentative map is required to show the following additional items:
  - a. Please see attached Grading review sheet (Comment 1) for requirements.
  - b. Please see attached Road review sheet (Comment 1) and attached checked print for requirements.
  - c. Please see attached Sewer review sheet (Comment 3) for requirements.
7. A revised exhibit map is required to show the following additional items:
  - a. Please see attached Road review sheet (Comment 2) and attached checked print for requirements.
  - b. Please see attached Sewer review sheet (Comment 3) for requirements.

HW



Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 08-08-2016

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<http://planning.lacounty.gov/case/view/2016-001112...>



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

TRACT MAP NO. 74338

TENTATIVE MAP DATED 07/12/2016  
EXHIBIT MAP DATED 07/12/16

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

1. Prior to tentative map approval for drainage, 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 drainage/grading covenant 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>).

By \_\_\_\_\_

Michele Chimienti

Date 8/5/2016 Phone (626) 458-7130

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 is required to show the following additional items:
  - a. Benchmark information.
  - b. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
  - c. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
  - d. Earthwork volume, including over-excavation as applicable.
  - e. Approval of the latest drainage concept/hydrology/ /Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
  - f. All finish floor (FF) elevations must be at least 12" above flood elevation (existing finish grade at the property line at its lowest point 510.60).
  - g. Driveway cross slope between Unit 4 and 7 that is about 11% is not acceptable.
  - h. All construction notes and proposed improvements.
  - i. Where existing onsite drainage pattern is flowing out to offsite properties.
  - j. Replacing existing wood fence with block and/or retaining walls will block emergency overflow path.
  - k. Remove any conflict between existing fence to remain along the P.L. and proposed block wall/retaining walls.
  - l. Fix the following Construction Note as follow:
    - 1) Note 3: provide the wall height.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
TRACT NO. 74338

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TENTATIVE MAP DATED 07-12-2016  
EXHIBIT MAP DATED 07-12-2016

- 2) Note 4: provide the fence type
  - 3) Note 16: clarify what is Partial Retaining.
2. 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 7/28/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Denial (01-20-09).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. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
2. Prior to tentative map approval the sewer area study PC 12318as 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 shall also be reviewed and approved by the City of Temple City.
3. A revised tentative map and a revised exhibit map are required to show the following items:
  - a. The location of the existing sewer must be verified. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
  - b. Each separate building must be connected to the public sewer mainline with a separate sewer lateral. The proposed sewer lateral connecting several separate buildings is not allowed.
  - c. Show any off-site improvements required by the approved area study, if any.



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

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TRACT NO. 74338

TENTATIVE MAP DATED 07-12-2016

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. Removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "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.



Prepared by Tony Khalkhali  
tr74338w-new.doc

Phone (626) 458-4921

Date 08-04-2016

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 74338

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TENTATIVE MAP DATED 07-12-2016  
EXHIBIT MAP DATED 07-12-2016

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 is required to show the following additional items:
  - a. See the road comments shown on the attached checked print.
2. A revised exhibit map is required to show the following additional items:
  - a. See the road comments shown on the attached checked print.

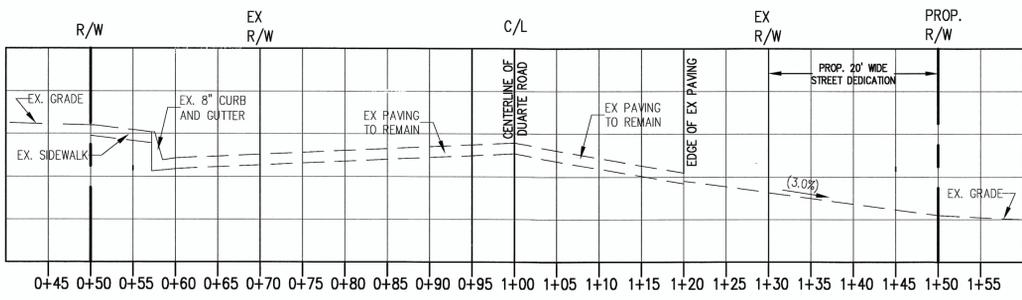


Prepared by Nikko Pajarillaga

Phone (626) 458-3137

Date 08/04/2016

\\pw01\pwpublic\ldpub\SUBPCHECK\PlanCheckingFiles\Tract Map\PM074338\RD074338

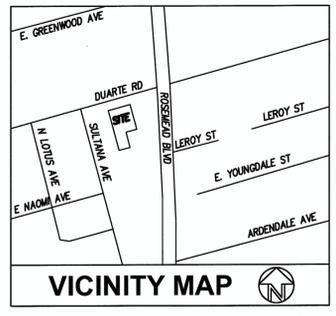
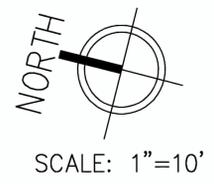


RECEIVED  
DEPT OF REGIONAL PLANNING  
TR74338 TENTATIVE  
12 JULY 2016

# MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 74338

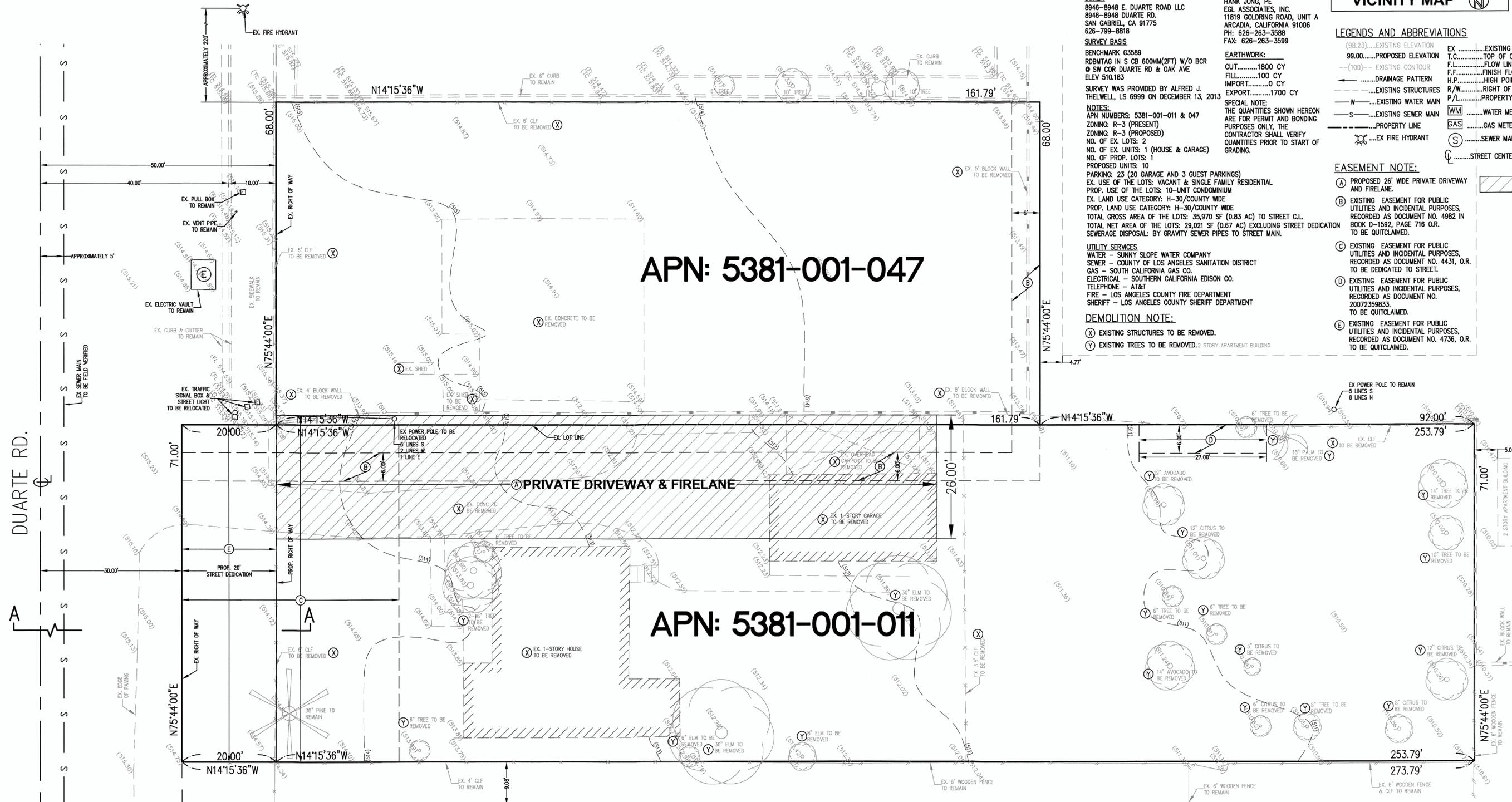
LOCATED IN THE UNINCORPORATED TERRITORY  
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOT 9 OF SUNNY SLOPE VINEYARD SUBDIVISION  
NO. 2, AS PER MAP RECORDED IN BOOK 10, PAGE 181 OF MAPS; AND PARCEL 2 OF PARCEL  
MAP NO. 1229, FILED IN BOOK 21, PAGE 9 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.



PROJECT LOCATION:  
**TENTATIVE TRACT MAP NO. 74338**  
**10-UNIT CONDOMINIUMS**  
**8946 & 8948 DUARTE RD,**  
**LA COUNTY, CA 91775**  
**APN: 5381-001-011 & 047**

DUARTE RD SECTION "A-A"  
(EXISTING CONDITION)  
SCALE: HORIZONTAL: 1" = 10'  
VERTICAL: 1" = 2'



**OWNER**  
8946-8948 E. DUARTE ROAD LLC  
8946-8948 DUARTE RD.  
SAN GABRIEL, CA 91775  
626-799-8818

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

**BENCHMARK** G3589  
RDBM TAG IN S CB 600MM(2FT) W/O BCR  
@ SW COR DUARTE RD & OAK AVE  
ELEV 510.183

**SURVEY WAS PROVIDED BY** ALFRED J. THELWELL, LS 6999 ON DECEMBER 13, 2013

**NOTES:**  
APN NUMBERS: 5381-001-011 & 047  
ZONING: R-3 (PRESENT)  
ZONING: R-3 (PROPOSED)  
NO. OF EX. LOTS: 2  
NO. OF EX. UNITS: 1 (HOUSE & GARAGE)  
NO. OF PROP. LOTS: 1  
PROPOSED UNITS: 10  
PARKING: 23 (20 GARAGE AND 3 GUEST PARKINGS)  
EX. USE OF THE LOTS: VACANT & SINGLE FAMILY RESIDENTIAL  
PROP. USE OF THE LOTS: 10-UNIT CONDOMINIUM  
EX. LAND USE CATEGORY: H-30/COUNTY WIDE  
PROP. LAND USE CATEGORY: H-30/COUNTY WIDE  
TOTAL GROSS AREA OF THE LOTS: 35,970 SF (0.83 AC) TO STREET C.L.  
TOTAL NET AREA OF THE LOTS: 29,021 SF (0.67 AC) EXCLUDING STREET DEDICATION  
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

**UTILITY SERVICES**  
WATER - SUNNY SLOPE WATER COMPANY  
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT  
GAS - SOUTH CALIFORNIA GAS CO.  
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - AT&T  
FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT  
SHERIFF - LOS ANGELES COUNTY SHERIFF DEPARTMENT

**DEMOLITION NOTE:**  
(X) EXISTING STRUCTURES TO BE REMOVED.  
(Y) EXISTING TREES TO BE REMOVED. 2 STORY APARTMENT BUILDING

**EARTHWORK:**  
CUT.....1800 CY  
FILL.....100 CY  
IMPORT.....0 CY  
EXPORT.....1700 CY

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

- LEGENDS AND ABBREVIATIONS**
- (98.23).....EXISTING ELEVATION
  - 99.00.....PROPOSED ELEVATION
  - (100)--- EXISTING CONTOUR
  - .....DRAINAGE PATTERN
  - .....EXISTING STRUCTURES
  - W.....EXISTING WATER MAIN
  - S.....EXISTING SEWER MAIN
  - .....PROPERTY LINE
  - .....EX FIRE HYDRANT
  - EX.....EXISTING
  - T.C.....TOP OF CURB
  - F.L.....FLOW LINE
  - F.F.....FINISH FLOOR
  - H.P.....HIGH POINT
  - R/W.....RIGHT OF WAY
  - P/L.....PROPERTY LINE
  - WM.....WATER METER
  - GAS.....GAS METER
  - S.....SEWER MANHOLE
  - .....STREET CENTER LINE

- EASEMENT NOTE:**
- (A) PROPOSED 26' WIDE PRIVATE DRIVEWAY AND FIRELANE.
  - (B) EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCUMENT NO. 4982 IN BOOK D-1592, PAGE 716 O.R. TO BE QUITCLAIMED.
  - (C) EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCUMENT NO. 4431, O.R. TO BE DEDICATED TO STREET.
  - (D) EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCUMENT NO. 20072359833, TO BE QUITCLAIMED.
  - (E) EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCUMENT NO. 4736, O.R. TO BE QUITCLAIMED.

These drawings and the accompanying specifications are the entire 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 consent of EGL Associates, Inc. Any unauthorized use of these drawings shall be at the user's sole risk and liability.

REVISIONS	BY

PREPARED FOR:  
**8946-8948 E. DUARTE ROAD LLC**  
8946-8948 DUARTE RD.  
SAN GABRIEL, CA 91775  
TEL: 626-799-8818

**EGL Associates, Inc.**  
REGISTERED PROFESSIONAL ENGINEER  
11819 GOLDRING ROAD, Unit A  
ARCADIA, CA 91006  
Tel: (626) 263-3588  
Fax: (562) 263-3599

DRAWN	SY
CHECKED	HJ
DATE	05/23/2016
JOB NO.	13-203-010
SCALE	1"=10'
FILE	13203010T.DWG
DRAWING	1 of 2

Reflect the comments on the exhibit map here as well

Road

T-1



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 74338

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TENTATIVE MAP DATED 07-12-2016  
EXHIBIT MAP DATED 07-12-2016

- 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

Phone (626) 458-3126

Date 08-08-2016

tr74338L-new.doc

<http://planning.lacounty.gov/case/view/2016-001112...>

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. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. 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.
11. 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.
12. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 74338

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TENTATIVE MAP DATED 07-12-2016  
EXHIBIT MAP DATED 07-12-2016

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

Phone (626) 458-3126

Date 08-08-2016

tr74338L-new.doc

<http://planning.lacounty.gov/case/view/2016-001112...>

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 Tract / Parcel Map 74338 Tentative Map Dated 7/12/16 Parent Tract 5381-001-011 &
Grading By Subdivider? [ y ] (Y or N) 1800\_yd^3 Location San Gabriel APN 047
Geologist --- Subdivider 8946-8948 E. Duarte Road, LLC
Soils Engineer --- Engineer/Arch. EGL Associates, Inc.

Review No. 1: Two lots to be subdivided into 10 lots.

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

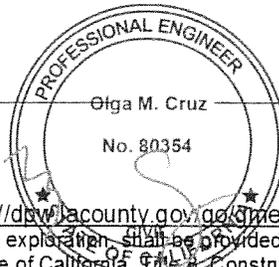
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

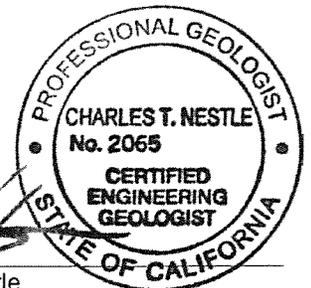
- The Final Map does not need to be reviewed by the Geotechnical and Materials Engineering Division.
Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation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

Prepared by

[Signature]
Karen Mendez
Soils Section



[Signature]
Charles Nestle
Geology Section



Date 8/4/16

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



## 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 74338

MAP DATE: July 12, 2016

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**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. Provide a cross section of the Private Driveway and Fire Lane. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
2. Submit a fire flow availability form, FORM 195, to our office for the existing public fire hydrant located on Duarte Road east of the lot frontage. Compliance required prior to Tentative Map.
3. Submit a digital copy of the architectural plans indicating the total square footage of each building. This information will be used to calculate the required fire flow for this development. The fire flow shall not be less than **1500** gallons per minute at 20 psi for a duration of 2 hours. Compliance required prior to Tentative Map.

### **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.

Reviewed by: Juan Padilla

Date: August 10, 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 74338

MAP DATE: July 12, 2016

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5. 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.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

### 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.
3. Install **TBD** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
4. 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.
5. The required fire flow from the public fire hydrants for this development, if the future condominium buildings are less than 3,600 total square feet, is **1500** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.



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6. If the future condominium buildings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
7. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
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. 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.
11. 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](mailto:Juan.Padilla@fire.lacounty.gov).



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>74338</b>	DRP Map Date: <b>07/12/2016</b>	SCM Date: <b>08/18/2016</b>	Report Date: <b>08/09/2016</b>
Park Planning Area #	<b>42</b>	<b>WEST SAN GABRIEL VALLEY</b>	Map Type: <b>TENTATIVE</b>	

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:	<b>0.09</b>
IN-LIEU FEES:	<b>\$40,519</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$40,519 in-lieu fees.

**Trails:**

No trails.

**Comments:**

The map proposes ten (10) condominium units: One (1) existing single-family home to be removed; net increase of nine (9) units

**\*\*\*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

Supv D 5th  
July 25, 2016 10:31:32  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map # <b>74338</b>	DRP Map Date: <b>07/12/2016</b>	SMC Date: <b>08/18/2016</b>	Report Date: <b>08/09/2016</b>
Park Planning Area # <b>42</b>	<b>WEST SAN GABRIEL VALLEY</b>		Map Type: <b>TENTATIVE</b>

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	9	0.09
M.F. < 5 Units	2.79	0.0030	0	0.00
M.F. >= 5 Units	2.42	0.0030	0	0.00
Mobile Units	0.80	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				<b>0.09</b>

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.09	\$450,216	<b>\$40,519</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.09	0.00	0.00	0.09	\$450,216	<b>\$40,519</b>



**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

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August 8, 2016

Tentative Tract Map No. 74338

Vicinity: East Pasadena/San Gabriel

Tentative Tract Map Date: July 12, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 74338** based on the use of public water (Sunny Slope Water Company) and public sewer as proposed for wastewater disposal. A copy of a 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:

*V.C.*  
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