SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT
Prime Enterprise, LLC/ Steelwave Acquisitions, LLC (Dennis Cavallari)

PROJECT OVERVIEW
The project, Arcadia Commons, (previously known as Santa Anita Village) was approved in 2012 to create six multi-family lots for the development of 318 condominium units, 75 which are designated as senior housing (55 yrs. and above). 170 units in 23 townhouse-style buildings, 75 senior units and 73 units in condominium towers, and two units for recreational uses. The project also included a CUP to authorize on-site grading of excess of 100,000 cy and to ensure compliance with the development program associated with a request for a zone change to R-3 Zone, a plan amendment from Low-Density Residential to Medium-Density Residential, parking permit for shared/reciprocal parking by all six lots and a housing permit to provide 75 units set aside for senior housing on-site.

The following items are amended:

- Lot line modifications
- Reduce the unit count from 318 to 303
- Modify unit count housed in townhouse-style units and condominium units.
- Reduce building count
- Proposing reduced parking (CUP Condition Modification)
- Reduce subterranean parking levels and entrance
- Widen main project entrance
- Modify median on Mayflower entrance
- Fire lane reduction
- Setback differences
- Reduction in grading quantities
- Change in floor plan design
- Reduction in recreation
- Elimination of tot lot
- Elimination of community center

MAP STAGE
Tentative: ☒ Revised: ☐ Amendment: ☒ Amended: ☐ Modification to: ☐ Other: ☐

MAP STATUS
Initial: ☐ 1st Revision: ☒ 2nd Revision: ☐ Additional Revisions (requires a fee): ☐

LOCATION
4241 E Live Oak Avenue

ACCESS
East Live Oak Avenue and South Mayflower Avenue

ASSESSORS PARCEL NUMBER(S)
8511-028-017

SITE AREA
12.05 acres (gross); 11.35 acres (net)
GENERAL PLAN / LOCAL PLAN
H30-(0-30 du/ac)

ZONED DISTRICT
South Monrovia Islands

SUP DISTRICT
5th

LAND USE DESIGNATION
Current: H30-(0-30 du/ac)
Previous: Category 3- (Medium-Density Residential)

ZONE
R-3-24U-DP

PROPOSED DWELLING UNITS (DU/AC)
317

MAX DENSITY/UNITS (DU/AC)
266 without density bonus

COMMUNITY STANDARDS DISTRICT
N/A

ENVIROMENTAL DETERMINATION (CEQA)
Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<table>
<thead>
<tr>
<th>Department</th>
<th>Status</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Planning</td>
<td>Hold</td>
<td>Diane Aranda (213) 974-6433   <a href="mailto:daranda@planning.lacounty.gov">daranda@planning.lacounty.gov</a></td>
</tr>
<tr>
<td>Public Works</td>
<td>Hold</td>
<td>Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a></td>
</tr>
<tr>
<td>Fire</td>
<td>Hold</td>
<td>Juan Padilla (323) 890-4243 <a href="mailto:ipadilla@fire.lacounty.gov">ipadilla@fire.lacounty.gov</a></td>
</tr>
<tr>
<td>Parks &amp; Recreation</td>
<td>Cleared</td>
<td>Loretta Quach (213) 351-5121 <a href="mailto:lquach@parks.lacounty.gov">lquach@parks.lacounty.gov</a></td>
</tr>
<tr>
<td>Public Health</td>
<td>Hold</td>
<td>Vincent Gallegos (626) 430-5382 <a href="mailto:vgallegos@ph.lacounty.gov">vgallegos@ph.lacounty.gov</a></td>
</tr>
</tbody>
</table>

SUBDIVISION COMMITTEE STATUS

Tentative 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

Tentative Map:
1. Provide the cross-sections to scale. Please revise.
2. The cross-sections in Title 22 do not refer to "motor court" cross-sections (21.24.090 and 065). Please revise cross-sections.
3. Provide entry gate details (cross-sections) located along Mayflower Avenue.
4. Include a lot summary table on the map illustrating the gross and net areas for each parcel (Lots 1-6) and changes from the previously approved VTTM and the amended VTTM.
5. If the screen walls are proposed, remove from VTTM and include only on the exhibit map. If the screen walls are existing, label whether the screen walls/fences will be removed or remain.
6. Include locations, names, widths and improvements of all adjoining highways, streets or ways;
7. Show fire lane private and private driveway locations and widths.
8. If the gate along the fire lane to the southern portion of the project site along Live Oak exists, label existing gate to remain or be removed. If the gate is new, remove from VTTM and include on the exhibit map. Include the height and material of the gate on the exhibit map.
9. Define and add the dark squares located on lot 2 and the small grey areas on lot 1, 3 and 5 in the legend.
10. To comply with Condition #23.B., show the private driveway and fire lane along Live Oak Avenue as a combined ingress/egress.
11. The previous map dated 11-04-2008 had a note stating the "Homeowners Association will be formed to maintain the private driveway and open spaces". The current note states that the "owner’s agent/property management shall maintain the private driveway and open space areas. Will there be a separate entity that owns maintains the open space and fire lane and private driveways? A condominium project is a subdivision with "for sale" units and the common areas are maintained by an HOA. A condominium plan will be required to be recorded concurrently with the final map recordation.
12. It is difficult to determine whether the private driveway and fire lane "Private Driveway A" is part of lot 1, 3, & 4. Delineate the proposed lot lines clearly.
13. Illustrate how the amended map will comply with Condition #23 A, C and D. Note that building 24 is now building 23.
14. The previous map dated 11-04-2008 showed a 20-foot wide alley located on the south western portion of the lot, although it is not on the current map. Depict existing alley on current map.

Exhibit Map:
1. Illustrate all locations of proposed walls and label the dimensions/height.
2. Include a table that shows the building count within each lot, use (e.g. residential, residential senior, gym, and recreational center), number of units in each building, size and parking provided. Include recreational buildings.
3. On sheet two label each lot, even if only a portion of the lot is depicted.
4. Label the brown squares in the legend section.
5. Please clarify that the underground parking garage will only have one level and clearly depict the entrance/exit to the garage from street level.
6. Show the guest parking stalls and label as guest parking instead of the grayed out areas.
7. Clearly illustrate on the amended exhibit map compliance with Condition #23 A, C and D and place a note on the map that the amended map is addressing these conditions.
8. Clearly depict driveway aprons. Comply with Condition 23.B, “All modifications required by Public Works and Fire Department so that the project’s proposed exit-only passageway onto Live Oak Avenue becomes a combined entrance/exit passageway”.
9. Depict a private driveway/fire lane cross section depicting the curb face design along Buildings Nos 8- through 13 to comply with Condition #24. (The condition previously mentioned Buildings No 8-14 but that has now changed due to the reduction of the number of buildings).
10. Include building lot coverage and open space calculation under Project Data section.
11. Revise the phasing note to be similar to the previous Exhibit A. Include the statement “This project is proposed in four phases with phase 1 to be built first. The amenities are required to be built in the first phase.
12. The site plan has five phases and the Exhibit ‘A’ has four phases. Please clarify this discrepancy.
13. Clearly show building setbacks for each lot to show compliance with the development program setback limitations.
14. Show the front/ rear setback for Lot 1 Building Nos 21, 22 and the Clubhouse.
15. Clearly depict the front, rear and side yard setbacks for Lot 6.
16. Depict the distance between each building.
17. Clearly label each level of the floor plan with bedroom count, kitchen, living room, front door and the square footage of each floor type.
18. Elevations for “Site Section A-A, B-B, C-C and D-D” do not correlate with buildings labeled on the Exhibit ‘A’. Which buildings do these elevations refer to?
19. Building #4 that was Building #3 on the original Exhibit ‘A’ is not allowed to exceed the 35-foot height limit for R-3 as stated in Condition #3-(Building Height A-D).
20. Call-out each symbol on the plans in the legend section.
21. The tot lot has been removed and replaced with a yoga deck. The tot lot is a vital area where families may take their children for physical activity. There is a yoga studio in the club house. Consider including a children’s play area.
22. Parking for condominium units (townhomes) are based on the single-family parking space requirement of two covered parking spaces per unit. Parking is not calculated by building or floor plan type. The Vehicle Parking section for Residential uses (22.52.1180) differentiates between single-family units, apartment houses and two-family residence (second units, duplexes). The project was approved as 318 condominium units which 75 are for seniors over the age of 55. Senior housing units only receive reduced parking ratio when it is proposed as an assisted living facility also known as senior citizen and handicapped persons housing developments (22.52.1210) or a “granny flat” as an accessory use to a single family residence (22.56.235). After further research of the original project entitlement approvals and staff report, the senior housing was for active senior condominium units at market rate which requires two covered parking spaces per unit. The 75 set aside senior units did allow for a density bonus but there was no request for reduced parking. Based on the above-mentioned parking requirements, the 303 unit condominium project requires 606 residential unit parking spaces, 76 guest spaces and 2 accessible spaces (694 total parking spaces. The original project approval requires 746 parking spaces (638 spaces reserved for residents, 108 reserved for guest parking and 12 accessible parking spaces). A condition modification is required to change the parking requirement.

General Project Concerns
- A Condition Modification is required to request a reduced parking
- Address the removal of the previously approved tot lot.
The phasing plan in the site plan and the VTTM map is different. Keep the phasing plans consistent and/or be clear about the type of phasing plan the site plan is referring to.

VTTM Finding No. 23 states that the subdivider responded to privacy concerns from the adjacent single-family residences by reducing the building heights from multi-story to one-story where the building is adjacent to a single family residence, eliminate windows facing the outer perimeter of the site and install additional landscape screening along the site’s perimeter. How will this project address those concerns? The elevations show windows on each side of the building A2 (Building Nos 15-20).

The Community Development Commission (CDC) has updated the period of time that the senior units are required to be set aside for 55 years and older from 30 to 55 years.

The project was approved as a condominium project with senior condominium units. A condominium plan is required to be recorded concurrently with the final map. The owner of each lot or unit may rent out the units after the condominium plans are approved and recorded.

Although each lot will be recorded individually, the parking and improvements affect the project as a whole. Include a Project Phasing table that describes each phase including Lot No(s), Net acres, building (unit) count and use, open space acres/percentage, parking, guest parking, accessible parking, total parking, improvements and the sequence.

**Administrative**

- Submit revised application for a new SCM including a description of revisions to the maps to address all agency comments.
- Conduct outreach to the adjacent single-family residence
- Consult with the Monrovia Arcadia Duarte Town Council

---

**RESUBMITTAL INSTRUCTIONS**

- 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," (if filed in-person),
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format (if filed in person),
- Other materials requested by the case planner.
- Upload one digital copy of applicable materials to eReviews via CSS online portal.
- Revision fee payment (for the 3rd revision and thereafter).

*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, provide a release from the previous engineer in record.

2. An approved hydrology is required. Please see attached hydrology review sheet (comment No. 1) for requirements.

3. An approved sewer area study is required. Please see attached sewer review sheet (comment No. 1) for requirements. Note that the updated sewer area study PC 12053as is current under review.

4. A "Will Serve Letter" from the local water purveyor is required. Please see attached water review sheet (comment No. 1) for requirements.

5. A revised tentative map is required to address the following items:
   a. Show proposed buildings' pad and finished elevations and remove buildings' footprint from tentative map.
   b. As previously requested, the earthwork quantities shown on the tentative map must match those shown on Section 9 of the application.
   c. Provide cross sections for all frontage public streets (i.e. Live Oak Avenue, S. Mayflower Avenue, and Lovejoy Street).
   d. Provide a Lot Table showing the number of buildings in each lot and number of units in each building.
   e. Show and call out proposed water main and point of connection on all private driveways and private driveways and fire lanes.
   f. Please see attached hydrology review sheet (comment No. 2) for requirements.
   g. Please see attached grading review sheet (comment Nos. 1 and 3) for requirements.
h. Please see attached sewer review sheet (comment No. 2) for requirements.

6. A revised Exhibit A is required to show the following additional items:

a. Include “VESTING TENTATIVE TRACT NO. 68400” before “AMENDED EXHIBIT A” within the title block.

b. Clearly delineate and label/identify the condominium units in each of the proposed buildings on Exhibit A.

c. The earthwork quantities shown on the Exhibit A must match those shown on Section 9 of the application.

d. Provide cross sections for all frontage public streets (i.e. Live Oak Avenue, S. Mayflower Avenue, and Lovejoy Street).

e. Provide a Lot Table showing the number of buildings in each lot and number of units in each building.

f. Show and call out proposed water main and point of connection on all private driveways and private driveways and fire lanes.

g. Please see attached hydrology review sheet (comment No. 2) for requirements.

h. Please see attached grading review sheet (comment Nos. 2 and 3) for requirements.

i. Please see attached sewer review sheet (comment No. 3) for requirements.

Prepared by Phoenix Khoury Phone (626) 458-3133 Date 06-27-2018
TRACT MAP NO.: 068400  AMMENDED TENTATIVE MAP DATED: 05/30/2018  AMMENDED EXHIBIT MAP DATED: 05/30/2018

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

1. Update the hydrology study to reflect changes on the tentative map.

2. Update the amended tentative map to replace the proposed public storm drain with a private storm drain.

Reviewed by: VILONG TRUONG  Date: 06/26/2018  Phone: (626) 458-4921
It is recommended that this tentative map & exhibit A 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. Show updated benchmark information.
   b. Earthwork volume, including cut, fill, over-excavation, import, and export, as applicable, must match quantities shown on the subdivision application.
   c. Show pad and finished floor elevations.

2. A revised exhibit A is required to show the following additional items:
   a. Show updated benchmark information.
   b. Earthwork volume, including cut, fill, over-excavation, import, and export, as applicable, must match quantities shown on the subdivision application.
   c. Indicate maintenance responsibilities for all drainage devices.

3. Additional Comments:
   a. See additional comments on the tentative map and the exhibit A.

Name  Erik Rodriguez  Date 06/20/2018  Phone (626) 458-4921
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 updated sewer area study PC 12053as 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.

2. A revised tentative map is required to show the following items:
   a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number; and call out the proposed sewer point of connection.
   b. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.
   c. Show any off-site improvements required by the approved area study, if any.

3. A revised exhibit map is required to show the following items:
   a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number; and call out the proposed sewer point of connection.
   b. It appears that there are buildings, for example, buildings 23 and 24, have separate detached buildings. Each separate detached building shall have a separate separate lateral connecting to a sewer main line.
   c. Show any off-site improvements required by the approved area study, if any.

Prepared by Imelda Ng Phone (626) 458-4921 Date 06-20-2018
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 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 domestic flow, minimum fire flow, and fire hydrant requirements for the land division.
NOT A PART

LOT 2

LOT 5

LOT 6

BUILDING C PARKING

LEGEND:

BUILDING

PRIVATE DRIVEWAY

PRIVATE DRIVEWAY AND FIRE LANE

RESIDENTIAL PARKING SUMMARY:

ACCESSIBLE SPACE REQUIRED PARKING:

ACCEPABLE SPACE REQUIRED PARKING:

PROJECT SUMMARY:

PHASE / LOT AND PARKING SUMMARY:

RECEIVED DEPT OF REGIONAL PLANNING TR068400-1 AMENDED EXHIBIT 3 SCHOOL 30 MAY 2018
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 Phoenix Khoury  Phone (626) 458-3133  Date 06-26-2018

http://planning.lacounty.gov/case/view/project_no_tr68400-5_vesting_tentative_tract_map_no_068400_conditional_u/
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. 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. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

14. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
15. The first unit of this subdivision shall be filed as Tract No. 68400-01, the second unit, Tract No. 68400-02, and so forth (or a modified unit map recording sequence approved by Public Works) and the last unit, Tract No. 68400.

16. 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.

17. 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.

18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

19. Within 30 days of the approval date of this land use entitlement or at the time of the 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 Phoenix Khoury Phone (626) 458-3133 Date 06-26-2018
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

William Man
Soils Section

Charles Nestle
Geology Section

Date 6/19/18

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 subdivision shall conform to the design standards and policies of Public Works. The following revised conditions are recommended for inclusion in the tentative map approval:

Comply with the previously approved road conditions to the satisfaction of Public Work except for the following revisions (Refer to the attached previously approved road conditions).

1. Condition No. 8 in the previous approved road condition shall be replaced with the following: Terminate the raised median nose along "A" Driveway a minimum distance of 20 feet from the right of way of Mayflower Avenue to the satisfaction of Public Works.

2. Condition No. 19 in the previous approved road condition shall be replaced with the following: Comply to the attached Street Lighting Requirements dated March 29, 2018 from Traffic and Lighting Division of Public Works.

Prepared by Joseph Nguyen Phone (626) 458-4921 Date 06-26-2018
STREET LIGHTING REQUIREMENTS

RPPL2018000831 4241 LIVE OAK AVENUE TR 068400

☐ Provide streetlights on concrete poles with underground wiring on all streets and highways within _________ and around to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ Provide streetlights on concrete poles with underground wiring along the property frontage on Mayflower Avenue to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ Provide streetlights on concrete poles with underground wiring along non-gated private or public future streets along the property frontage on _________ to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _________ with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ Provide street lighting plans to upgrade the existing streetlights from High Pressure Sodium Vapor to LED along the property frontage on _________ to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

☐ New streetlights are not required.
The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.

Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on Live Oak Avenue and Mayflower Avenue.

2. Dedicate vehicular access rights on Lovejoy Street and the alley. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

3. Align the proposed “A” Driveway at Mayflower Avenue with Ashmont Avenue.

4. Label all interior streets as private driveway and fire lane.

5. Locate the entry gate (or the key pad if one is provided) a minimum of 50 feet beyond the right of way of Mayflower Avenue on “A” Driveway, and construct a minimum 32-foot radius turnaround preceding the gated entrance to the satisfaction of Public Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering to the satisfaction of Public Works.

6. All egress traffic from “A” Driveway shall be restricted to right turn only.

7. The proposed entry driveway details on “A” Driveway are not approved. Redesign the raised median and approach area (including curb returns) along “A” Driveway to allow the best channelization of egress traffic on to the south bound of Mayflower Avenue to the satisfaction of Public Works.

8. Terminate the raised median nose along “A” Driveway at the right of way line without encroaching to the public right of way on Mayflower Avenue to the satisfaction of Public Works.

9. The entry gate on “D” Driveway at the frontage of Live Oak Avenue is restricted for egress only and it shall be located a minimum of 20 feet beyond the right of way of Live Oak Avenue.

10. The entry gate on “U” Driveway at the frontage of Live Oak Avenue is restricted for emergency use only and it shall be located a minimum of 20 feet beyond the right of way of Live Oak Avenue.

11. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Live Oak Avenue and Mayflower Avenue.
12. Repair any displaced, broken, or damaged curb, gutter, driveway apron, and pavement along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works.

13. Construct 5 foot minimum (conventional section) sidewalk along the property frontage on Mayflower Avenue to the satisfaction of Public Works. Execute a maintenance covenant for the landscaping or include in the CC&R provision for the maintenance of landscaping along the street frontage to the satisfaction of Public Works.

14. Plant street trees along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works. Existing trees on Mayflower Avenue in the dedicated right of way shall be removed and replaced if not acceptable as street trees.

15. 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.

16. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

17. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works.

18. Provide a left-turn lane on Mayflower Avenue at “A” Driveway to the satisfaction of Public Works.

19. Comply with the following street lighting requirements:
   a. Provide street lights on concrete poles with underground wiring along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

20. Submit a detailed 1" = 40' scaled signing and striping plan for Mayflower Avenue and Live Oak Avenue to the satisfaction of Public Works.

21. Comply with the mitigation measures identified in the attached February 9, 2009 and September 13, 2007, letters from our Traffic and Lighting Division to the satisfaction of Public Works.

Prepared by Allan Chan
Phone (626) 458-4921
Date 02-09-2009
February 9, 2009

Mr. Bruce Chow  
Linscott, Law & Greenspan, Engineers  
238 East Colorado Boulevard, Suite 200  
Pasadena, CA 91106

Dear Mr. Chow:

SANTA ANITA VILLAGE PROJECT  
NEIGHBORHOOD TRAFFIC MANAGEMENT MEASURE  
RESIDUAL TRAFFIC IMPACT ANALYSIS (DECEMBER 3, 2008)  
TENTATIVE TRACT NO. 68400  
ARCADIA AREA

As requested, we have reviewed the above-mentioned analysis for the proposed Santa Anita Village project located at 4241 East Live Oak Avenue in the unincorporated County of Los Angeles area of Arcadia.

The analysis addresses residents' concerns that the proposed driveway located on Mayflower Avenue may generate cut-through traffic on Ashmont Avenue. To minimize project-related traffic from exiting the project site directly onto Ashmont Avenue, the project proposes to construct a channelized island on the project driveway, which will restrict eastbound left-turn and through movements. The analysis concludes this proposed neighborhood traffic management measure will not result in any significant traffic impacts at the study intersections previously evaluated in the February 13, 2007, traffic study.

We generally agree with the analysis that the redistribution of project traffic, as well as, the cumulative traffic generated by the project and other related projects will not have a significant impact to County roadways or intersections in the area.
If you have any further questions regarding the review of this document, please contact Mr. Isaac Wong of our Traffic Studies Section at (626) 300-4796.

Very truly yours,

GAIL FARBER
Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

cc: City of Inwindale (Jose Loera)
   City of Monrovia (Doug Benash)
   Department of Regional Planning (Rudy Silva)

bc: Land Development (Hunter, Wong)
September 13, 2007

Mr. David S. Shender
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Mr. Shender:

SANTA ANITA VILLAGE PROJECT
TRAFFIC IMPACT ANALYSIS REVIEW (FEBRUARY 13, 2007)
TENTATIVE TRACT NO. 08400
ARGADIA AREA

As requested, we have reviewed the above-mentioned document for the Santa Anita Village development located on the west side of Mayflower Avenue generally between Larkfield at Live Oak Avenues in the unincorporated County of Los Angeles area of Arcadia.

The proposed project includes the construction of 334 attached townhouses. The project is estimated to generate approximately 2,422 net new vehicle trips daily, with 158 and 214 net new vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone, as well as the cumulative traffic generated by the project and other related projects, will not have a significant impact to County roadways or intersections in the area. We also generally agree that the project will not have a significant impact on the Congestion Management Program-monitored intersections, arterials, or freeways in the area.

The project shall submit a 40-foot-scale revised site plan of the project showing access locations in relationship to adjacent intersections and driveways shall be submitted to Mr. Matthew Dubiel of our Land Development Review Section for review and approval prior to the issuance of building permits.
We recommend the applicant consult with Caltrans as well as the Cities of Irwindale and Monrovia to obtain their concurrence with any potential California Environmental Quality Act impacts within their respective jurisdictions.

If you have any further questions regarding the review of this document, please contact Mr. Todd Liming of our Traffic Studies Section at (626) 300-4828.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

cc: Caltrans (Cheryl Powell)
    City of Irwindale (Jose Loera)
    City of Monrovia (Doug Benash)
    Department of Regional Planning (Rudy Silva)

bc: Land Development (Hunter, Wong)
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

CASE NUMBER: RPPL2018000831 MAP DATE: May 30, 2018
PROJECT NUMBER: TR68400

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. Cleary delineate the fire apparatus access as “Private Driveway and Fire Lane” by cross hatching or shading the fire lanes boundaries on the Tentative and Exhibit Maps. Indicate compliance prior to Tentative Map clearance.

2. The fire lane on the east side of Building 20 still exceeds 150 feet in length, close to 260 feet in length, which will require an approved Fire Department turnaround. Provide the required length where access to all exterior walls is within 150 feet in length. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.

3. The proposed fire lane width shall be clearly delineated measured from curb face to curb face or flow line to flow line. Revise the cross sections on the Tentative and Exhibit Maps. Indicate compliance prior to Tentative Map clearance.

4. Ensure all proposed cross section match the identification of the access on the maps. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.

5. Label and identify all proposed gated entrances, including the fire fighter access on Lovejoy Street, on the Tentative and Exhibit Maps. Indicate compliance prior to Tentative Map clearance.

6. Provide roof plan for Building 23 and Building 24 on the updated architectural plans. Indicate compliance prior to Tentative Map clearance.

Reviewed by: Juan Padilla
Date: June 25, 2018
7. Clarify the elevations on all buildings on the architectural plans. Provide the dimension from the eaves or top of parapets from the ground level or Fire Department apparatus access. Indicate compliance prior to Tentative Map clearance.

8. The previously required public fire hydrants location along Live Oak Avenue and Mayflower Avenue will not change. The Fire Department location new on-site public fire hydrant locations due to the project design changes. The new locations will not be determined until the access requirements have been addressed but will be identified on the Exhibit Map prior to Tentative Map clearance.

9. Show and label all existing public fire hydrants within 300 feet of the lot frontage on Mayflower Avenue, Live Oak Avenue, and Lovejoy Street. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.

10. Submit a fire flow availability form, FORM 196, to our office for the existing public fire hydrants located on Live Oak Avenue and on Mayflower Avenue within lot frontage. Compliance required prior to Tentative Map clearance.

11. The required fire flow for this development is **4000** gallons per minute at 20 psi for duration of 2 hours. The required fire flow was calculated using the building dimensions provided on the architectural drawings.

12. Submit a digital copy of the architectural plans for this development. The architectural plans will assist to calculate the required fire flow from all required fire hydrants, review the elevations to determine the required Fire Department access adjacent to proposed buildings, and address additional Fire Department concerns during the subdivision process.
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 private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.

4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

5. A common access agreement is required for the private driveway since multiple units are sharing the same access. Such language shall be included in the Covenant, Conditions and Restrictions (CC&R) document and shall be submitted 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.

7. Submit copies of the Water Plans to the Fire Department for review and approval for the required fire hydrant prior to Final Map clearance.
PROJECT CONDITIONS OF APPROVAL

1. All proposed buildings shall be placed 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 the Fire Department access road 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 on-site private driveways shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.

4. A paved unobstructed fire lane width of 28 feet, clear to the sky, shall be provide for buildings exceeding 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

6. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
7. Any Permeable or Decorative Pavement within the required fire lane shall be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the permeable pavement product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.

8. Install TBD public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.

9. 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.

10. The required fire flow from the public fire hydrant for this development with the allowable reduction for an approved fire sprinkler system in the buildings can be up to 4000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow will be calculated by the Fire Department during the architectural plan review process prior to building permit issuance.

11. 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.

12. 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.

13. 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.

14. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department’s Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
15. 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.

16. All proposed driveways within this development shall provide approved street names and signs. All proposed 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.
PARK OBLIGATION REPORT

Tentative Map # 68400  DRP Map Date: 05/30/2018  SCM Date: 07/12/2018  Report Date: 06/18/2018
Park Planning Area # 5  CSD: N/A  Map Type: Amendment Map - Tract

Total Units 317 = Proposed Units 317 + Exempt Units 0

Park land obligation in acres or in-lieu fees:

<table>
<thead>
<tr>
<th>ACRES:</th>
<th>2.23</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN-LIEU FEES:</td>
<td>$690,927</td>
</tr>
</tbody>
</table>

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.

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.

The park obligation for this development will be met by:

The payment of $690,927 in lieu fees.

Trails:

No Trails

Comments:

The map proposes 317 condominium units on six (6) lots.

The In-Lieu fee has been updated to reflect the fee schedule at the time Map 68400 was advertised for public hearing in September 2010.

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: Kathline J. King, Chief of Planning

June 18, 2018
The formula for calculating the acreage obligation and or in-lieu fee is as follows:

\[(P) \times (0.0030) \times (U) = (X) \text{ acres obligation}\]
\[(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}\]

Where:
- \(P\) = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
- \(U\) = 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.

### Detached S.F. Units
- People *: 3.37
- Ratio (3.0 Acres/1000 People): 0.0030
- Number of Units: 0
- Acre Obligation: 0.00

### M.F. < 5 Units
- People *: 4.72
- Ratio (3.0 Acres/1000 People): 0.0030
- Number of Units: 0
- Acre Obligation: 0.00

### M.F. >= 5 Units
- People *: 2.34
- Ratio (3.0 Acres/1000 People): 0.0030
- Number of Units: 317
- Acre Obligation: 2.23

### Mobile Units
- People *: 1.82
- Ratio (3.0 Acres/1000 People): 0.0030
- Number of Units: 0
- Acre Obligation: 0.00

### Exempt Units
- People *: 0
- Ratio (3.0 Acres/1000 People): 0.0030
- Number of Units: 0
- Acre Obligation: 0.00

### TOTAL
- People *: 317
- Ratio (3.0 Acres/1000 People): 0.0030
- Number of Units: 317
- Acre Obligation: 2.23

### Ratio
- Acre Obligation: 2.23
- RLV / Acre: $310,487
- In-Lieu Base Fee: $690,926.72

### Lot #
- Provided Space: 0.00
- Provided Acres: 0.00
- Credit (%): 100.00%
- Acre Credit: 0.00

**Total Provided Acre Credit:** 0.00

### Acre Obligation
- Public Park Credit: 0.00
- Net Obligation: 2.23
- RLV / Acre: $310,487
- In-Lieu Fee Due: $690,926.72
June 20, 2018

CASE NO. RPPL 2018000831 TR068400-1
PLANNER: Diane Aranda
LOCATION: 4241 LIVE OAK AVE ARCADIA 91006

The Department of Public Health-Environmental Health Division has reviewed the information provided to authorize condition modifications to an approved conditional use permit and amend the approved tentative map to create six multi-family residence lots developed with 170 attached single-family residence units in 23 detached townhouse-style buildings, and 148 attached senior condominium units in two buildings on 12.05 gross acres. Public Health recommends that the conditions or information needed below be satisfied if ultimately approved by this advisory agency.

One Stop Comments

Drinking Water

1. Project intends to utilize public water, submit a copy of a current (issued within the past 12 months) signed “Water Will Serve” letter from Golden State Water.

Land Use Program

2. Project will be connected to the public sewerage, follow the directive from the Department of Public Works.

Noise & Air Quality

3. The applicant shall conform to the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (a copy is available at municode.com).
The applicant shall conform to the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (a copy is available at municode.com).

For any questions regarding the report, please contact Vincent Gallegos at the Land Use Program at 626-430-5380