

## DENIAL DUE TO INACTIVITY REPORT TO THE HEARING OFFICER

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DATE ISSUED: January 16, 2025  
HEARING DATE: January 28, 2025 AGENDA ITEM: 4  
PROJECT NUMBER: R2015-02385  
PERMIT NUMBER: Tentative Parcel Map No. 073642  
SUPERVISORIAL DISTRICT: 5  
PROJECT LOCATION: 8536 Huntington Drive, San Gabriel  
OWNER: New Fashion USA Inc.  
APPLICANT: Kebing Yu & Lan Xu  
CASE PLANNER: Phillip Smith, Senior Planner  
[psmith@planning.lacounty.gov](mailto:psmith@planning.lacounty.gov)

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Item No. 4 is a denial due to inactivity of an application for a Tentative Parcel Map to create three single-family residential parcels on 0.82 gross acres located at 8536 Huntington Drive in the East Pasadena-East San Gabriel community.

### **RECOMMENDATION**

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

### **SUGGESTED MOTION:**

I, THE HEARING OFFICER, DENY TENTATIVE PARCEL MAP NUMBER 073642 DUE TO INACTIVITY SUBJECT TO THE ATTACHED FINDINGS.

### **BACKGROUND**

Tentative Parcel Map No. 73642 ("PM 73642") is a request to create three single-family residential parcels on 0.82 acres. PM 73642 was filed on August 5, 2015, and the County Subdivision Committee ("SC") provided its reports with holds on September 1, 2015.

LA County Planning holds included:

- Revisions to the tentative map including title descriptions, displaying correct dimensions of all setbacks, and labelling of adjacent properties and heights of walls, gates and fences; and

- Street frontages less than those required by East Pasadena-San Gabriel Community Standards District (“CSD”). A CSD Modification application is required.

Other SC Department holds included:

- Public Works - An approved hydrology report, an approved geotechnical report and outlet approval for a public sewer;
- Fire - Department Turnaround, fire apparatus access; and
- Public Health - A “Will Serve” from water purveyor.

No subsequent map revisions were submitted to LA County Planning and the Project has been inactive since September 1, 2015, for almost 10 years.

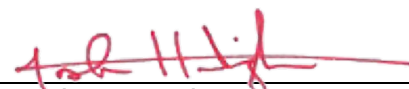
LA County Planning staff (“Staff”) has made repeated attempts to inform the applicant of the information that is required to proceed with their application for a Tentative Parcel Map. The correspondence dated October 13, 2022, requesting project revisions and additional information, is attached. Additionally, Staff attempted to reach the applicant by telephone on September 25, 2024, and by email on October 23, 2024. Staff was not able to speak with the applicant, nor has Staff received the requested information and as a result, is unable to process the application. Although Staff was able to contact the project engineer on September 25, 2024, they did not make contact with the applicant directly. The engineer stated that they would attempt to reach out to the applicant, but that the project was inactive with them. On November 21, 2024, Staff sent a Public Meeting Notice informing the applicant that the case would be scheduled before a Hearing Officer for denial due to inactivity. The letter dated November 21, 2024, directed the subdivider to contact Staff within 30 days for the Project to remain active. Staff has not received the requested information and as a result, is unable to process the application.

PM 73642 and the related application materials fail to comply with Sections 21.48.040 (Information Required – Format) and 21.48.050 (Written statements required) of the County Code. Therefore, Staff is unable to determine if PM 73642 complies with the General Plan, Zoning, and development standards. No information has been received from the applicant since September 1, 2015. Therefore, staff recommends that **TENTATIVE PARCEL MAP NO. 073642** be denied due to inactivity pursuant to the attached findings.

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Report

Reviewed By:



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Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



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Susan Tae, AICP, Assistant Deputy Director

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**LIST OF ATTACHED EXHIBITS**

EXHIBIT A	Correspondence
EXHIBIT B	Draft Findings
EXHIBIT C	Final Notice
EXHIBIT D	Subdivision Committee Report (September 1, 2015)

**Timothy Stapleton**

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**From:** Timothy Stapleton  
**Sent:** Thursday, October 6, 2022 1:42 PM  
**To:** info@jfak.net  
**Subject:** Notice of Inactive Submittal: Project No. R2015-01072-(1) / Tentative Parcel Map 073265

Good afternoon,

The subject project has been identified as inactive and is subject to denial due to inactivity. The Subdivision Committee Meeting (12/1/2016) provided reports listing deficiencies/corrections to you (as located on the publicly available website <https://planning.lacounty.gov/case/view/pm073265>). Staff has not received a follow-up from you regarding these items. In order to not have the subject project scheduled for denial, you are required to provide the requested corrections as noted on the Subdivisions Committee Report within sixty (60) days of this email, on or before **December 12, 2022**.

Please forward all documents to me. If deemed active, the project will be reassigned to another staff member for processing. You may also request to withdraw your application.

**TIMOTHY STAPLETON, AICP**

PRINCIPAL REGIONAL PLANNER, Subdivisions  
Ph: (213) 893-7004  
E: [tstapleton@planning.lacounty.gov](mailto:tstapleton@planning.lacounty.gov)

Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012  
[planning.lacounty.gov](http://planning.lacounty.gov) [[planning.lacounty.gov](http://planning.lacounty.gov)]



*Effective March 1, 2022: Due to the recent declines in the spread of COVID-19 in Los Angeles County, Regional Planning is resuming in-person service. Currently, all field offices are open to the public. For the most current information about available services, public meeting schedules, and planning projects, please visit [planning.lacounty.gov/](http://planning.lacounty.gov/) [[planning.lacounty.gov](http://planning.lacounty.gov/)].*

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**Timothy Stapleton**

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**From:** Timothy Stapleton  
**Sent:** Thursday, October 6, 2022 1:31 PM  
**To:** yukb@me.com; asolbes@jfak.net  
**Subject:** Notice of Inactive Submittal: Project No. R2015-01072-(1) / Tentative Parcel Map 073265

Good afternoon,

The subject project has been identified as inactive and is subject to denial due to inactivity. The Subdivision Committee Meeting (12/1/2016) provided reports listing deficiencies/corrections to you (as located on the publicly available website <https://planning.lacounty.gov/case/view/pm073265>). Staff has not received a follow-up from you regarding these items. In order to not have the subject project scheduled for denial, you are required to provide the requested corrections as noted on the Subdivisions Committee Report within sixty (60) days of this email, on or before **December 12, 2022**.

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## Timothy Stapleton

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**From:** Timothy Stapleton  
**Sent:** Monday, February 6, 2023 2:18 PM  
**To:** akimm@jfak.net  
**Subject:** FW: Notice of Inactive Submittal: Project No. R2015-01072-(1) / Tentative Parcel Map 073265

Hello,

I am attempting to get a hold of the applicant for a subdivision application. Staff from John Friedman Alice Kimm Architects, Alex Solbes, is noted as the agent for the project. Please review the information below and let me know if the project has been abandoned as well as any information to contact the noted owners KEBING YU AND LAN XU.

### TIMOTHY STAPLETON, AICP

**PRINCIPAL PLANNER, Subdivisions**

Office: (213) 974-6411 • Direct: (213) 893-7004

Email: [tstapleton@planning.lacounty.gov](mailto:tstapleton@planning.lacounty.gov)

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**From:** Timothy Stapleton  
**Sent:** Thursday, October 6, 2022 1:42 PM  
**To:** info@jfak.net  
**Subject:** Notice of Inactive Submittal: Project No. R2015-01072-(1) / Tentative Parcel Map 073265

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**Timothy Stapleton**

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**From:** Alice Kimm <akimm@jfak.net>  
**Sent:** Monday, February 6, 2023 3:01 PM  
**To:** Timothy Stapleton  
**Subject:** RE: Notice of Inactive Submittal: Project No. R2015-01072-(1) / Tentative Parcel Map 073265

**CAUTION:** External Email. Proceed Responsibly.

Oh my – the project was abandoned a long time ago as far as we know – years ago! I believe the owner had an accident and fell into very poor health. I thought they sold the land. We have not spoken with them for years and I don't really know how to even get hold of them...  
Thank you. Hope that helps.

**Alice Kimm, FAIA**

Principal  
John Friedman Alice Kimm Architects  
1461 E 4<sup>th</sup> Street  
Los Angeles, CA 90033  
213 253 4740 x700  
213 700 4740 cell  
jfak.net

---

**From:** Timothy Stapleton <tstapleton@planning.lacounty.gov>  
**Sent:** Monday, February 6, 2023 2:18 PM  
**To:** Alice Kimm <akimm@jfak.net>  
**Subject:** FW: Notice of Inactive Submittal: Project No. R2015-01072-(1) / Tentative Parcel Map 073265

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LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. R2015-02385  
TENTATIVE PARCEL MAP NO. 073642

**RECITALS**

1. **ENTITLEMENT(S) REQUESTED.** The subdivider, Keping Yu and Lan Xu ("subdivider"), requests the Tentative Parcel Map to create three single-family residential parcels ("Project") on 0.82 gross acres within the unincorporated community of East Pasadena – East San Gabriel ("Project Site") pursuant to County Code Chapter 21.48 (Minor Land Divisions).
2. **MEETING DATE.** Tuesday, January 28, 2025
3. **MEETING PROCEEDINGS.** *Reserved*
4. **ENTITLEMENTS REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the permittee, owner of the property, and any other person, corporation, or other entity making use of this grant.
5. **LOCATION.** The Project is located at 8536 Huntington Drive within the East San Gabriel Zoned District within the West San Gabriel Valley Planning Area ("Project Site").
6. **PROJECT BACKGROUND.** The Project was filed on August 5, 2015. The County Subdivision Committee ("SC") provided its reports with holds on September 1, 2015.
7. **PROJECT HOLDS.** LA County Planning holds included:
  - Revisions to the tentative map including title descriptions, displaying correct dimensions of all setbacks, and labelling of adjacent properties and heights of walls, gates and fences; and
  - Street frontages less that those required by East Pasadena-San Gabriel Community Standards District ("CSD"). A CSD Modification application is required.

Other SC Department holds include:

- Public Works - An approved hydrology report, an approved geotechnical report and outlet approval for a public sewer;
- Fire - Department Turnaround, fire apparatus access; and
- Public Health - A "Will Serve" from water purveyor.

No subsequent map revisions were submitted to LA County Planning and the Project has been inactive since the last SC meeting on September 1, 2015.

PROJECT NO. R2015-02385  
TENTATIVE PARCEL MAP NO. 073642

### **CORRESPONDENCE REGARDING DENIAL DUE TO INACTIVITY**

8. On October 13, 2022, Staff sent a Notice of Inactive Submittal courtesy email to the subdivider requesting additional materials. Staff has not received the requested information or materials to enable further project evaluation.
9. On September 25, 2024, Staff contacted the project engineer via phone and discussed that required materials had not been received and that the Project would be scheduled for hearing should they not be submitted by September 30, 2024. Staff also called the subdivider but was not able to reach them. No responsive materials or revised maps were received on or after the deadline date.
10. On November 21, 2024, Staff sent a **Public Meeting Notice: Subdivision - Denial Due to Inactivity** Letter informing the subdivider that the case would be scheduled before a Hearing Officer for denial due to inactivity. The letter dated November 21, 2024, directed the subdivider to contact Staff within 30 days for the Project to remain active.
11. The subdivider has not contacted Staff and has failed to submit the required materials within the required timeframe.
12. The Project has been inactive for nine years since the last SC meeting September 1, 2015.
13. If the Project is denied, enforcement action may be taken to ensure compliance with Title 22 (Planning and Zoning) of the County Code.

### **GENERAL PLAN AND ZONING CONSISTENCY**

14. The Hearing Officer finds that the Project remains incomplete pursuant to County Code Sections 21.48.040 (Information Required—Format) and 21.48.050 (Written statements required) for Tentative Parcel Maps.
15. The Hearing Officer finds that the Project has not been deemed complete given missing application materials as described herein, and therefore consistency with the applicable goals and policies of the General Plan remains undetermined.
16. The Hearing Officer finds that the Project has not been deemed complete given missing application materials as described herein, and therefore consistency with the applicable zoning requirements remains undetermined.

### **ENVIRONMENTAL FINDINGS**

17. **ENVIRONMENTAL.** The Hearing Officer finds that pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is

PROJECT NO. R2015-02385  
TENTATIVE PARCEL MAP NO. 073642

consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

**ADMINISTRATIVE FINDINGS**

18. **HOUSING ACCOUNTABILITY ACT.** The Hearing Officer finds that although the Project is considered a housing development, it is not deemed complete and therefore consistency with the General Plan and Zoning remains undetermined.

19. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that CEQA does not apply to projects which a public agency rejects or disapproves pursuant to California Public Resources Code section 15270 and therefore qualifies as a Statutory Exemption (Projects Which Are Disapproved) and not subject to CEQA; and
2. Denies **TENTATIVE PARCEL MAP NO. 073642** due to inactivity, subject to the findings of fact and conclusions presented above.

JH:EGA:PS

January 16, 2025

November 21, 2024

Kebing Yu and Lan Xu  
1484 Rutherford Drive  
Glendale, CA 91209-0030

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY  
PROJECT NO. PM073642  
PERMIT: Vesting Tentative Parcel Map No. 070647  
8536 Huntington Drive, East San Gabriel  
APN: 5376-003-013

Dear Applicant:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Tentative Parcel Map to create a three single family residential parcels at the above-referenced location. The most recent correspondence, dated October 13, 2022, requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by telephone on September 25, 2025 and by email on October 23, 2024. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a CUP if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090 of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on January 28, 2025.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, Room 170, 320 West Temple Street, Los Angeles, CA 90012, Attention: Phillip Smith. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with the Title 22 Planning and Zoning Code.

Kebing Yu and Lan Xu

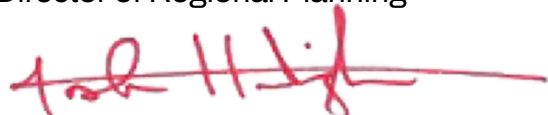
October 29, 2024

Page 2

For questions or for additional information, please contact Phillip Smith of the Subdivision Section at (213) 974-6433, or psmith@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP  
Director of Regional Planning

A handwritten signature in red ink, appearing to read "Joshua Huntington", written over a horizontal line.

Joshua Huntington, Supervising Regional Planner

JH:PS

Enclosures: Incomplete Letter, October 13, 2022  
Most recent correspondence/email, October 23, 2024

c: John Friedman Alice Kim Architects

CP\_DATE\_FILENAME



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

**EXHIBIT D**

**PROJECT NUMBER**

R2015-02385-(5)

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. 073642  
Environmental Assessment No. 201500167

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Kebing Yu & Lan Xu

**MAP/EXHIBIT  
DATE:**

08/05/15

**SCM REPORT  
DATE:**

09/01/15

**SCM DATE:**

09/17/15

**PROJECT OVERVIEW**

Tentative Parcel Map for three (3) single-family residential parcels on a 0.82-acre lot (gross and net). Vehicular access would be from a 24-foot-wide dedicated driveway and fire lane to Huntington Drive, to the north. Parcel 3 would have a secondary 15-foot-wide vehicular access from Sunny Slope Drive, to the south. The proposal would require modifications to the East Pasadena-San Gabriel CSD standards for minimum lot frontage.

**MAP STAGE**

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

**MAP STATUS**

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       Additional Revisions (requires a fee):

**LOCATION**

8536 Huntington Drive, East San Gabriel

**ACCESS**

Huntington Drive, Sunny Slope Drive

**ASSESSORS PARCEL NUMBER(S)**

5376-003-013

**SITE AREA**

0.82 acres (gross & net)

**GENERAL PLAN / LOCAL PLAN**

Countywide Land Use Plan

**ZONED DISTRICT**

East San Gabriel

**SUP DISTRICT**

5

**LAND USE DESIGNATION**

1. Low Density Residential (1 to 6 dwelling units/gross acre)

**ZONE**

R-1 (Light Agricultural)

**PROPOSED DWELLING  
UNITS (DU/AC)**

3 units (3.7 DU/AC)

**MAX DENSITY/UNITS  
(DU/AC)**

6 DU/AC (4.9 units)

**COMMUNITY STANDARDS DISTRICT**

East Pasadena-San Gabriel CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Initial Study Required

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 <a href="mailto:tmontgomery@planning.lacounty.gov">tmontgomery@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	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>



**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit ~~Map~~ Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Tentative Map:

- Revise street cross-section to include street trees, bikeways, street lights, and any other improvements required by the Department of Public Works or Regional Planning, per Section 21.16.015.B of the County Code. Identify street cross-section as existing or proposed.
- Label adjacent properties to the east as ~~Not a Part.~~

Information Map:

- Revise all title descriptions to ~~Information Map.~~
- Label all adjacent property as ~~Not a Part.~~
- Label height of existing (to remain) and proposed walls, fences, and gates.
- The map incorrectly depicts the front, side, and rear yard setbacks of the parcels. The actual front yards for Parcels 2 and 3 face north, towards Huntington Drive, while the actual front yard for Parcel 1 faces south, towards Sunny Slope Drive. As a result, the layouts and proposed elevations of all three residences should be revised.
- Please include two (2) separate tables calculating the average front yard setback for the block facing Huntington Drive and the block facing Sunny Slope Drive. The average setback for the block facing Huntington Drive shall be the required setback for Parcels 2 and 3, while the average setback for the block facing Sunny Slope Drive shall be the required setback for Parcel 1, per the requirements of the East Pasadena-San Gabriel CSD.

Administrative:

- The proposed street frontages of Parcels 1 and 2 are less than those required by the East Pasadena-San Gabriel CSD (70 feet and 60 feet, respectively). Therefore, a site plan review for CSD modification must also be requested. Please see the DRP web page for the required application and burden of proof. An application fee of \$1,494 must also be paid. This application must be filed with the next map revision. Please be aware that applications for CSD modifications in the East Pasadena-East San Gabriel community generally face strong community opposition.
- Copies of any reports prepared for the Department of Public Works should be submitted to Regional Planning for CEQA review.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 073642

Page 1/2

TENTATIVE MAP DATED 08-05-2015  
EXHIBIT MAP DATED 08-05-2015

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

- (1) An approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for comments and requirements.
- (2) An approved geotechnical report is required. The latest geotechnical report submitted to Public Works is currently under review; additional comments and corrections may be forthcoming based on that review. Please see attached Geologic and Soils Engineering review sheet (Comment 1) for comments and requirements.
- (3) Please see attached Grading review sheet (Comment 2) for comments and requirements.
- (4) Please see attached Road review sheet (Comments 1 and 2) for comments and requirements.
- (5) Provide outlet approval from City of San Gabriel for sewer. Please see attached Sewer review sheet (Comment 1) for requirements.
- (6) An approved sewer area study is required. Please see attached Sewer review sheet (Comment 2) for requirements.
- (7) Provide a Will Serve Letter from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- (8) A revised tentative map is required to show the following additional items:
  - a. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as “to remain”, “to be relocated” or “to be abandoned”. If easement to be abandoned, indicate the proposed timing of the abandonment.
  - b. Please see attached Hydrology review sheet (Comment 3) for requirements.
  - c. Please see attached Grading review sheet (Comment 1) for requirements.

COUNTY OF LOS ANGELES  
 DEPARTMENT OF PUBLIC WORKS  
 LAND DEVELOPMENT DIVISION – SUBDIVISION  
 PARCEL MAP NO. 073642

Page 2/2

TENTATIVE MAP DATED 08-05-2015  
 EXHIBIT MAP DATED 08-05-2015

- d. Please see attached Road review sheet (Comment 3) for requirements.
  - e. Please see attached Sewer review sheet (Comment 3) for requirements.
- (9) If an exhibit is required by the Department of Regional Planning, show the following additional items in the exhibit map:
- a. Revise the label for "Conceptual Sub-division Site Plan" to "Exhibit Map".
  - b. Provide the following title description:

“MINOR LAND DIVISION  
 TENTATIVE PARCEL MAP NUMBER 073462  
 LOCATED IN THE UNINCORATED TERRITORY OF  
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA”  
 EXHIBIT MAP

- c. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as “to remain”, “to be relocated” or “to be abandoned”. If easement to be abandoned, indicate the proposed timing of the abandonment.

*HCW*  
 Prepared by Teni Mardirosian *TM*  
 Pm73642L-new.doc  
<http://planning.lacounty.gov/case/view/tr073310/>

Phone (626) 458-4910

Date 09-01-2015



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
 LAND DEVELOPMENT DIVISION  
 HYDROLOGY UNIT

PARCEL MAP NO. 73642

(REVISED) TENTATIVE MAP DATED 08/05/2015  
 EXHIBIT MAP 08/05/2015

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>). Please use the link below for LID Manual:  
<http://dpw.lacounty.gov/lid/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>
3. Comments/Additional Requirements: Show drainage patterns in all Parcel Map boundaries.

Reviewed by M.D. Esfandi Date 08/10/2015 Phone (626) 458-7130  
**David Esfandi**

PCA LX001129 / A870

Telephone: (626) 458-4925

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

Tentative Parcel Map	73642	Tentative Map Dated	8/5/15	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	211 yd <sup>3</sup>	Location	San Gabriel	APN	
Geologist	Technosoil, Inc	Subdivider	Yu & Xu		
Soils Engineer	Technosoil, Inc	Engineer/Arch.	Tritech Engineering		

Review of:

Geologic Report(s) Dated: \_\_\_\_\_

Soils Engineering Report(s) Dated: **5/12/15**

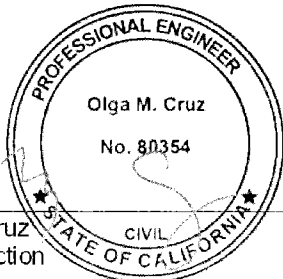
Geotechnical Report(s) Dated: \_\_\_\_\_

References: \_\_\_\_\_

The above-referenced geotechnical report has been submitted for this project and is currently being reviewed.

Prepared by

Olga Cruz  
Soils Section



Charles Nestle  
Geology Section

Date 8/27/15

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

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


COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - GRADING  
PARCEL MAP NO. 073642

Page 1/1

TENTATIVE MAP DATED 08-05-2015  
EXHIBIT MAP DATED 08-05-2015

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

1. A revised tentative map is required to show the following additional items:
  - a. Pad elevations and locations for all proposed rough grading and finished floor elevations for all proposed precise grading.
2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 8/24/2015 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073642\TPM 073642\2015-08-06 TPM 073642 SUBMITTAL

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
TRACT MAP NO. 073642

Page 1/1

TENTATIVE MAP DATED 08-05-2015

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

1. Reconstruction of the shared driveway on Huntington Drive may require depression of the driveway to meet current ADA requirements. Depression of the shared driveway will necessitate grading on both the subject lot and the adjacent lot. Sufficient right to enter and grade the adjacent lot's driveway must be acquired prior to approval of this tentative map. Provide proof of this right.
2. Provide a line of sight exhibit to demonstrate sufficient corner sight distance for the driveway on Huntington Drive, according Caltrans Highway Design Manual, 6<sup>th</sup> ed. Use stopping sight distance for a design speed of 55 mph for the corner sight distance, and locate the eye of driver at 10' from edge of pavement. Propose grading on the Tentative Parcel Map, as necessary, to provide a clear line of sight for the corner sight distance, and reserve an airspace easement over the graded area.
3. A revised tentative map and a revised exhibit map are required to show the following additional items:
  - See attached check print for additional comments.



pm073642r

Prepared by Erik Rodriguez

Phone (626) 458-4921

Date 08-27-2015

SCALE: 1"=20'  
 RECEIVED  
 COPY OF REGIONAL PLANNING  
 PERMITS DIVISION  
 DATE: 05 AUG 2015



# MINOR LAND DIVISION

## TENTATIVE PARCEL MAP NO. 073642

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 A PORTION OF BLOCK 13 OF SUBDIVISION NO. 3 OF SUNNY SLOPE ESTATES, AS PER MAP RECORDED IN BOOK  
 33, 34 AND 34-1/2 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, P/L C/L

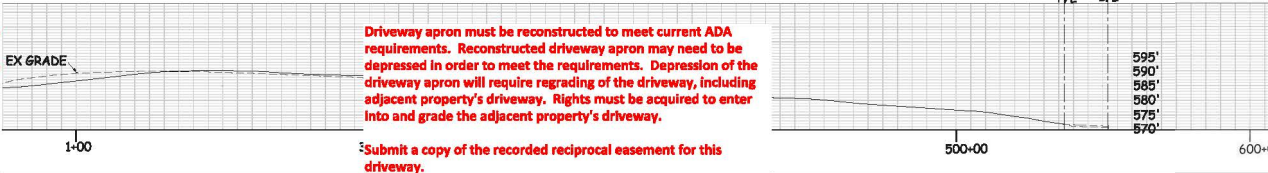
JULY 30, 2015

Show and label all proposed street improvements.  
 Draft proposed improvements so that they are clearly distinguishable from existing improvements.

For Huntington Drive, dimension centerline to curb, parkway width, and sidewalk width.

Show and list all existing and proposed easements.

Provide cross-sections for Huntington Drive, Sunny Slope Drive, and the Private driveway/fire lane, drawn to scale and dimensioned.



Driveway apron must be reconstructed to meet current ADA requirements. Reconstructed driveway apron may need to be depressed in order to meet the requirements. Depression of the driveway apron will require regrading of the driveway, including adjacent property's driveway. Rights must be acquired to enter into and grade the adjacent property's driveway.

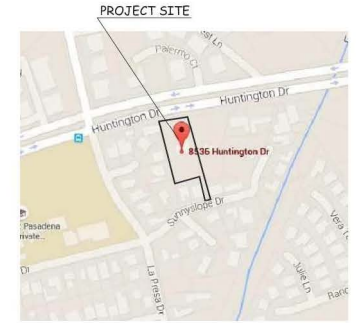
Submit a copy of the recorded reciprocal easement for this driveway.

Draft reconstructed driveway onto the map. Use Type C driveway, with R = 8', per SPPWC 110-2. Dimension driveway width on the map.

Provide separate line of sight exhibit for corner sight distance at driveway. Use Caltrans Highway Design Manual, 6th ed. Use the stopping sight distance for a design speed of 55 mph for the corner sight distance. Eye of driver should be taken at 10' from edge of pavement. Propose grading, as necessary, to provide a clear line of sight for the corner sight distance, and reserve an alospace easement over the graded area.

These easements should apply to Parcel 1, also. What is the primary access for Parcel 1? Clearly show on the map.

What is H.L.? Include all abbreviations in your list.



VICINITY MAP  
 NOT TO SCALE

PROJECT:  
 8536 HUNTINGTON DRIVE,  
 SAN GABRIEL, CA 91775

OWNER:  
 YU KE ERING & XU LAN  
 550 N ATLANTIC BLVD,  
 MONTEREY PARK, CA 91754  
 TEL: 213-251-4740

PARCEL NOTES:  
 ZONE (PRESENT/PROPOSED): R-1  
 TOTAL GROSS AREA: 44,523 S.F. (1,022 AC)  
 (FROM THE CENTER LINE)  
 TOTAL GROSS AREA: 35,519 S.F. (0,815 AC)  
 TOTAL NET AREA: 35,519 S.F. (0,815 AC)  
 APN: 8376-003-013  
 GENERAL PLAN LAND USE CATEGORY: 1

PROPOSED PARCEL 1:  
 TOTAL GROSS AREA: 17,567 S.F. (0,403 AC)  
 (FROM THE CENTER LINE)  
 TOTAL GROSS AREA: 17,343 S.F. (0,398 AC)  
 TOTAL NET AREA: 17,343 S.F. (0,398 AC)

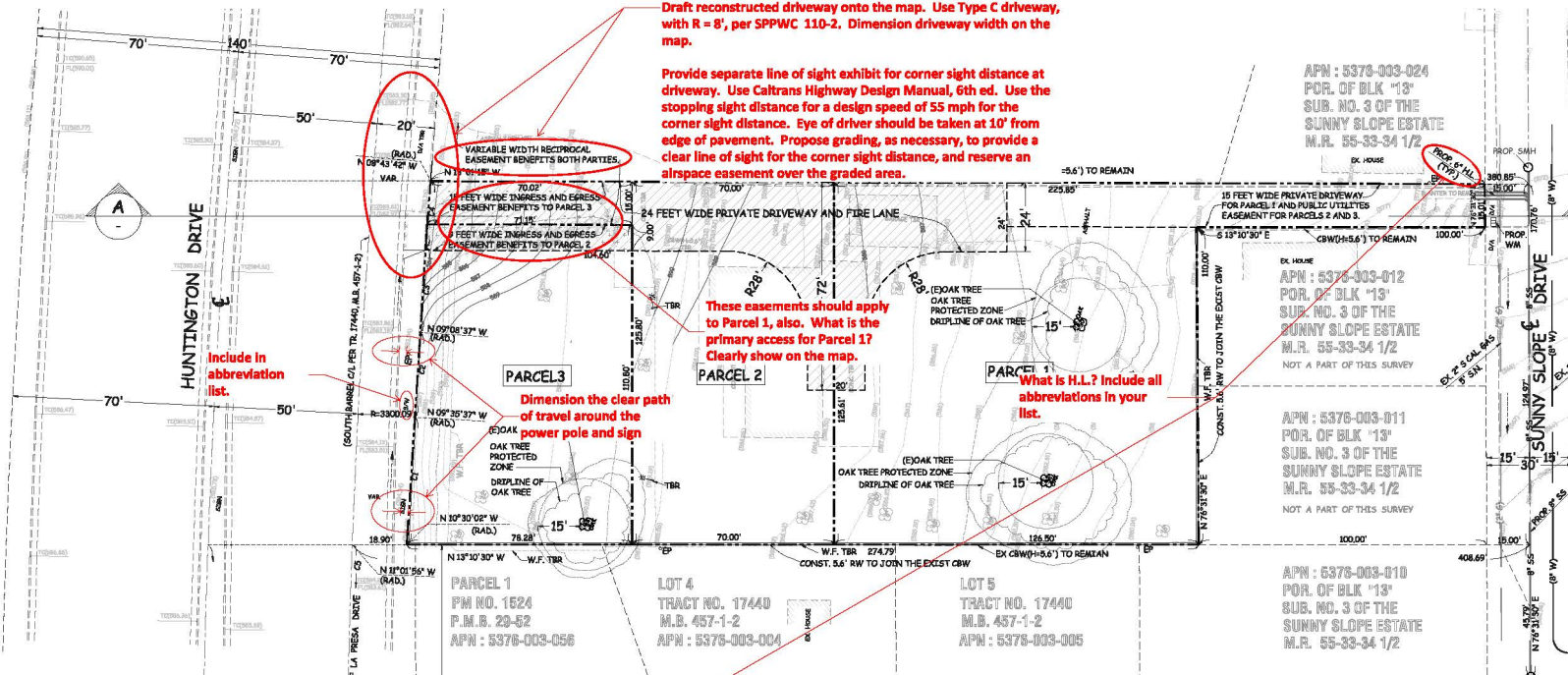
PROPOSED PARCEL 2:  
 TOTAL GROSS AREA: 10,911 S.F. (0,250 AC)  
 (FROM THE CENTER LINE)  
 TOTAL GROSS AREA: 9,899 S.F. (0,226 AC)  
 TOTAL NET AREA: 8,800 S.F. (0,202 AC)

PROPOSED PARCEL 3:  
 TOTAL GROSS AREA: 16,048 S.F. (0,368 AC)  
 (FROM THE CENTER LINE)  
 TOTAL GROSS AREA: 8,318 S.F. (0,248 AC)  
 TOTAL NET AREA: 7,746 S.F. (0,178 AC)

STREET NOTES:  
 1. CONSTRUCT NEW CURB & GUTTER, SIDE WALK, STREET LIGHTS, STREET TREES ALONG HUNTINGTON DRIVE ADJACENT TO THE PROPERTY.  
 2. REMOVE THE STREET FRONTAGE FOR THE INTERIOR PARCELS.  
 3. THE CURRENT LOCATION OF WATER METER IS LOCATED OFF LA PRESA PER SUNNY SLOPE WATER COMPANY.

ESTIMATED EARTHWORK:  
 CUBIC YARDS OF CUT = 211 \_\_\_\_\_ CUBIC YARDS OF FILL = 323 \_\_\_\_\_  
 TOTAL = 534 \_\_\_\_\_ CUBIC YARDS, EXPORT = 88 \_\_\_\_\_ CUBIC YARDS,  
 OVER EXCAVATION / ALLUVIAL REMOVAL & COMPACTION 322 \_\_\_\_\_ CUBIC YARD.  
 CUT AND FILL AMOUNT IS ESTIMATED ONLY. ACTUALLY AMOUNT MAY VARY DUE TO OTHER UNKNOWN FACTORS. (SITE CONDITION, SOIL SHEAR/STRENGTH RECOMMENDATION)

remove these notes



**ABBREVIATIONS:**

AC	Asphalt Concrete
AW	Asphalt Retaining Wall
CONC.	Concrete
CMG	Concrete curb and gutter
D/A	Driveway Apron
D/W	Driveway
EC	End of curve
EP	Edison Field
EX	Existing
FL	Flow Line Elevation
P.C.C.	Point of compound curve
PL	Property Boundary Line
PM	Parking Material
PAVT	Pavement
RW	Retaining Wall
SMH	Sewer Manhole
TC	Top of Curb Elevation
TI	Survey the monument
TW	Top of Retaining Wall
VF	Vinyl Fence
WF	Wooden Fence
WW	Water Meter
WV	Water Valve
W/W	Walkway
TBR	To Be Removed

**LEGEND:**

	Existing Easement
	Proposed Easement
	Easement Area
	Fire Lane

**UTILITIES:**

WATER: SUNNY SLOPE W/C  
 1040 EL CAMINO DRIVE  
 PASADENA, CA 91107  
 (TEL) 626-799-4163

GA5: SOUTHERN CALIFORNIA GAS CO.  
 905 W 5TH ST  
 LOS ANGELES, CA 90013  
 (TEL) 213-244-1200

ELECTRIC: EDISON INTERNATIONAL  
 (TEL) (800) 655-4505

TELEPHONE: AT&T CALIFORNIA  
 ENGINEER BUILDINGS  
 959 897  
 INDUSTRY CONSULTANT  
 TEL: 626-570-7633

CATV: CHARTER COMMUNICATIONS  
 TEL: (800) 356-2597

SEWER: EAST YARD  
 2849 S AVIATE AVE  
 IRVINDALE, CA 91706  
 (TEL) 626-446-5227

**BASIS OF BEARINGS**

THE BEARING N 76°31'30" E OF THE CENTERLINE OF SUNNY SLOPE DRIVE, AS SHOWN IN TRACT NO. 17440, M.B. 457-1-2, RECORDS OF LOS ANGELES COUNTY.

**CURVE DATA TABLE:**

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	00°54'29"	22.12'	2794.84'	44.24'
C2	00°27'00"	14.73'	3749.74'	29.40'
C3	00°18'00"	14.82'	3659.61'	29.63'
C4	00°06'59"	11.07'	13389.17'	23.94'
C5	04°49'19"	138.50'	3300.09'	277.73'

COUNTY OF LOS ANGELES BENCHMARK  
 BENCH MARK NO. (B.M.) 6 1702  
 QUAD (YEAR) ARCADIA (2000)  
 ELEVATION 859.897  
 DESCRIPTION: BT SPK IN W CG 7.5M(25FT) N/O  
 BCR NR S END C.B. @ NW COR LA  
 PRESA DR & HUNTINGTON DR (N  
 BBL)

**SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN**

130 N. SAN GABRIEL BLVD.  
 SAN GABRIEL, CA 91775  
 TEL: (626) 570-3228, FAX: (626) 737-8766  
 EMAIL: info@tritechengineering.com

**TENTATIVE PARCEL MAP NO. 073642**

SCALE: 1"=20' APN: 8376-003-013 DRAWN BY: JEP  
 DATE: 7/30/15 REVISED:

**8536 HUNTINGTON DRIVE,  
 SAN GABRIEL, CA 91775**

SHEET 1 OF 1 SHEET JOB NO. 140624



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
PARCEL MAP NO. 073642

Page 1/1

TENTATIVE MAP DATE SUBMITTED 08-05-2015  
EXHIBIT MAP DATE SUBMITTED 08-05-2015

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

1. Prior to tentative map approval, provide outlet approval from the City of San Gabriel.
2. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. As part of the area study, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. An updated tentative map are required to show the following items:
  - a. If applicable, show and call out location of existing septic system.
  - b. Call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
  - c. Show proposed laterals for to serve each building. 4" sewer laterals should be used to serve residential lots. Laterals shall not cross more than 1 lot line. Installation and dedication of main line sewers may be necessary to meet the minimum 2 percent grade for the house laterals.
  - d. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.

Prepared by Vilong Truong  
pm73642s-new.doc

Phone (626) 458-4921Date 08-31-2015

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
PARCEL MAP NO. 073642

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TENTATIVE MAP DATED 08-05-2015

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

1. Provide 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 provide to each parcel.



Prepared by Tony Khalkhali  
pm73642w-new.doc

Phone (626) 458-4921

Date 08-27-2015

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

Page 1/1

PARCEL MAP NO. 073462

TENTATIVE MAP DATED 08-05-2015

EXHIBIT MAP DATED 08-05-2015

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

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 09-01-2015

Pm73642L-new.doc  
<http://planning.lacounty.gov/case/view/tr073310/>

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 073642

Page 1/3

TENTATIVE MAP DATED 08-05-2015  
EXHIBIT MAP DATED 08-05-2015

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 at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 073642

Page 2/3

TENTATIVE MAP DATED 08-05-2015  
EXHIBIT MAP DATED 08-05-2015

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. 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.
9. Depict all line of sight easements on grading and/or landscaping plans.
10. Reserve reciprocal easement 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.
11. Remove existing buildings prior to final map approval. Demolition permits and final sign offs from the inspector are required from the Building and Safety office.
12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 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.
14. 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  
PARCEL MAP NO. 073642

Page 3/3

TENTATIVE MAP DATED 08-05-2015  
EXHIBIT MAP DATED 08-05-2015

15. 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 \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*HW*  
Prepared by Teni Mardirosian  
pm73642L-new.doc  
<http://planning.lacounty.gov/case/view/tr073310/>

*TM*Phone (626) 458-4910Date 09-01-2015

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 073642

Page 1/1

TENTATIVE MAP DATED 08-05-2015

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

1. Reconstruct the driveway on Huntington Drive to meet current ADA requirements. The driveway may need to be depressed to accommodate the pedestrian path.
2. Repair any improvements damaged during construction.
3. Execute a covenant for private maintenance of curb/parkway drains; if any.
4. Plant street trees along the property frontage Huntington Drive. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
5. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated.
6. Underground all new utility lines. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.



Prepared by Erik Rodriguez

Phone (626) 458-4921

Date 08-27-2015



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: PM 73642

MAP DATE: August 5, 2015

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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.**

### TENTATIVE/EXHIBIT MAP - HOLDS

1. Include the proposed gradient of the future fire lane on the driveway profile. Indicate compliance on the Tentative Map prior to Tentative Map clearance.
2. The proposed Fire Department turnaround shall be design to comply with our turnaround standards. Revise the Tentative Map to indicate compliance prior to Tentative Map clearance.
3. Submit a fire flow availability form, FORM 195, to our office for the existing public fire hydrant located at the southwest corner of Huntington Drive and La Presa Drive. Compliance required prior to Tentative Map.
4. The required fire flow for this development is **1750** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Conceptual Site Plan.
5. Due to the required fire flow for this development and the size of the existing public fire hydrant located at the southwest corner of Huntington Drive and La Presa Drive, the fire hydrant will have to be upgraded to a standard size fire hydrant (6+x 4+x 2 ½+). Provide a note on the Tentative Map. The upgrade shall be bonded for or complete prior to Final Map.





**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: PM 73642

MAP DATE: August 5, 2015

**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. 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. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. 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.
4. A reciprocal access agreement is required for the Private Driveway and Fire Lane since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. Prior to final map clearance, provide written verification that the required upgrade of the existing public fire hydrant has been bonded for or installed.

**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 or fire lane shall provide a minimum paved unobstructed width of 24 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.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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PROJECT: PM 73642

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3. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  4. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  5. Maintain a minimum vertical clearance of 13 feet 6 inches for any protected trees encroaching into the required fire apparatus access driveway. This requirement is subject to any applicable tree trimming permit from the appropriate county agencies.
  6. Upgrade 1 existing public fire hydrant as noted on the Tentative Map. The fire hydrant 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. Provide copy of improvement bond or confirmation of upgrade completion to the Fire Department prior to building permit issuance.
  7. The required fire flow from the public fire hydrant for this development, based on the building square footage provide on the conceptual site plan, is 1750 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
  8. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.



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9. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
  10. 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.
  11. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  12. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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



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

**EXHIBIT D**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>73642</b>	DRP Map Date:	<b>08/05/2015</b>	SCM Date:	<b>09/17/2015</b>	Report Date:	<b>09/01/2015</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>0.02</b>
IN-LIEU FEES:	<b>\$8,854</b>

**Conditions of the map approval:**

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

The payment of \$8,854 in-lieu fees.

**Trails:**

No trails.

**Comments:**

The map proposes to subdivide one lot into three (3) single-family home lots. One (1) existing single-family home to be demolished, net increase of two(2) 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 J. King  
Kathline J. King, Chief of Planning



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

**EXHIBIT D**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>73642</b>	DRP Map Date:	<b>08/05/2015</b>	SMC Date:	<b>09/17/2015</b>	Report Date:	<b>09/01/2015</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)eople x (0.003) Ratio x (U)nits = (X) acres obligation**

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.15	0.0030	2	0.02
M.F. < 5 Units	2.79	0.0030	0	0.00
M.F. >= 5 Units	2.45	0.0030	0	0.00
Mobile Units	0.80	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				<b>0.02</b>

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$442,706	<b>\$8,854</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
0.02	0.00	0.00	0.02	\$442,706	<b>\$8,854</b>



EXHIBIT D



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

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

**ANGELO J. BELLOMO, REHS, QEP**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

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

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

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August 28, 2015

Tentative Parcel Map No. 073642

Vicinity: East San Gabriel

Tentative Parcel Map Date: August 5, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 073642** based on the use of public water (Sonny Slope Water Company) and public sewer as proposed. A copy of a current original signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative parcel map.

Prepared by:

**MICHELLE TSIEBOS, REHS, DPA** (M.T.)  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov)  
TEL (626) 430-5382 • FAX (626) 813-3016