

SUBDIVISION COMMITTEE REPORT

PROJECT NUMBER HEARING DATE

2020-000463

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 82931
(RPPL2020000803)Environmental Assessment No.
RPPL2020000804Administrative Housing Permit No.
RPPL2024003749

OWNER / APPLICANT

Quan Guang Wu & Marlene Beckles Zheng /
EGL Associates, Inc.MAP/EXHIBIT
DATE:

2/13/24

REPORT
DATE:

8/15/24

IST
MEETING
DATE:

8/22/24

PROJECT OVERVIEW

Tentative Parcel Map

This is a request to merge two existing parcels on 0.57 net acres and create one L-shaped multi-family lot with four detached condominium units. There is an uninhabited two-story barn located at 8740 E. Broadway, which has been vacant for over five years.

Administrative Housing Permit

Required for the proposed set aside of units no. 2 and 3 to be set aside as affordable to lower income households at the 80% Area Median Income (AMI) as noted on the condo Exhibit Map. This is required for the replacement of two existing rental units on the project site that are proposed to be demolished. The two existing rental units are located at 5424 N. Muscatel Avenue and are Los Angeles County rent-stabilized units subject to rental replacement requirements.

MAP STAGE

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

MAP STATUS

Initial: ☐ 1st Revision: ☐ 2nd Revision: ☐ 3rd Revision onwards (requires a fee): ☒

LOCATION

8740 E. Broadway and 5424 N. Muscatel Avenue

ACCESS

Broadway and Muscatel Avenue

ASSESSORS PARCEL NUMBER(S)

5388-029-042, -043

SITE AREA

24,812 square feet (0.57 net acres)

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

East San Gabriel

SUP DISTRICT

1st

LAND USE DESIGNATION

H9 (Residential 0-9 dwelling units per net acre)

ZONE

A-1 (Light Agricultural –
5,000 sq. ft. min. required
lot area)

CSD

[Ch. 22.318](#) East
Pasadena - East
San Gabriel

PROPOSED UNITS

4 Units

MAX DENSITY/UNITS

5 units

GRADING (CUT/FILL)

100 Cubic yards (50 cy cut, 50 cy fill)

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 - Categorical Exemption

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Planning	Cleared	Erica G. Aguirre (213) 974-6433 eguirre@planning.lacounty.gov
Public Works	Hold	Justin Soo Hoo (626) 458-3133 jsoohoo@dpw.lacounty.gov
Fire	Cleared	Joseph Youman (323) 890-4243 joseph.youman@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacounty.gov
Public Health	Cleared	Veronica Aranda (626) 430-5201 varanda@ph.lacounty.gov

PREVIOUS CASES

PM 82737 is void.

LA COUNTY PLANNING COMMENTS AND HOLDS

At this time, LA County Planning **does not** recommend approval of the tentative map. Please read below for further details.

☒ Deemed Complete, Date: 2/13/2024

☐ Deemed Incomplete

Environmental Determination:

Cleared ☒ Hold ☐

General Plan Consistency and Design Committee Recommendations

Cleared ☒ Hold ☐

Tentative Map:

Cleared ☒ Hold ☐

Exhibit Map:

Cleared ☒ Hold ☐

1. See comment four below regarding six required trees on the project site. If you leave the Exhibit Map as is, showing only four trees, please confirm that you are requesting a waiver re. the required number of trees. It may be possible to waive the required trees as part of the approval, *decreasing this from six to **four***, but you must provide a written request with justification for this decrease in the required number of trees, and this request will need to be approved at the public hearing.

Housing Permit:

Cleared ☒ Hold ☐

2. Please review the attached letter from LACDA. It is important that you review the replacement requirements and review the calculator provided to you ([LINK HERE](#)) under "Housing Permit" on our website on the "Applications and Forms" page. It is highly recommended that you reach out to both LACDA and Planning for any questions or concerns regarding the for-sale replacement requirements prior to proceeding with a public hearing for this case.

Burden of Proof /Findings for All Entitlements:

Cleared ☒ Hold ☐

Administrative/Additional Notes:

Cleared ☒ Hold ☐

3. Please be advised that CC&Rs will be required for access, and maintenance of the private driveway and fire lane, landscaping, common areas, etc.

4. This project is required to comply with [Section 21.32.195 \(On-Site Trees\)](#) that requires the onsite tree planting of one tree per each 25 feet of existing and proposed street/lot frontage located within the subject property. Given the total **148.47 linear feet of street frontage**, you will need to plant a total of **six** native and/or drought tolerant trees. Compliance with this requirement is reviewed during the Final Map stage. A landscape plan (Sheet L-2 of the Architectural plans) is required as a condition of approval that should depict the location of the six trees along the project street frontages (three trees along Broadway and three trees along Muscatel Ave in the respective front yard areas of the project site) prior to the recordation of the Final Map.

RESUBMITTAL INSTRUCTIONS

The following must be followed if a revision to the tentative or exhibit map is required or if additional permit materials are requested in this report:


- Coordinate with the Planner at eaguirre@planning.lacounty.gov regarding the resubmittal of materials. The planner will let you know if an appointment is necessary and assist with the scheduling of one. You may also call (213) 974-6433 and inquire about a re-submittal appointment.
- Create a cover sheet that lists all the changes made to all maps being resubmitted, responses to the holds listed in this report, the additional application materials being submitted, and the filling of any new permits. Also include any new permit or base application permit numbers (ex. "RPAP202..."). **Map revisions and additional materials will not be taken in without a cover sheet.**
- Upload a digital copy of the cover sheet and revised materials in EPIC-LA via the [CSS online portal](#) and notify the Planner of the upload.
- **Note:** Additional permit applications may require additional filling fees and consultation fees. Also, the third and subsequent revisions to the tentative map require additional fees. Please reference the latest Fee Schedule found here: <https://planning.lacounty.gov/applications-and-forms/>

All corrections and comments from Subdivision Committee must be addressed before your project can be scheduled for public hearing. Please submit the revised tentative map and any other documents that address the Subdivision Committee's comments by Month Day, year (60 Days), or your application may be denied due to inactivity.

TENTATIVE MAP DATED 07-17-2024
EXHIBIT MAP DATED 07-17-2024

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. Revisions to the tentative map are required to show the following items:
 - a. Please see attached Sewer review sheet (comment No. 1) for requirements.
2. Revisions to the exhibit map are required to show the following items:
 - a. Please see attached Sewer review sheet (comment No. 1) for requirements.

Prepared by Jose Cruz 
pm82931L-Rev4-RPPL2020000803
<https://case.planning.lacounty.gov/case/view/pm82931>

Phone (626) 458-4921

Date 08-12-2024



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 82931

**TENTATIVE MAP DATED 07-17-2024
EXHIBIT MAP DATED 07-17-2024**

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 updated tentative map and an updated exhibit map are required to show the following items:
 - a. The plans dated 07-17-2024 are still showing a proposed onsite public sewer. Clarify the proposed sewer design whether you will be proposing a public mainline onsite or creating four independent laterals to serve each building separately.
 - b. As previously mentioned, proposed cleanout along proposed public sewer mainline is not allowed. Sewer manhole shall be provided along the public sewer mainline.
 - c. As previously mentioned, provide a minimum 10 feet sewer easement for proposed public sewer mainline onsite.
 - d. Proposed sewer easement shall be free of any object per Title 20.24.140.

Prepared by Justin Dulay
PM82931R4

Phone (626) 458-4921


Date 07/24/2024

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82931 (Rev)

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TENTATIVE MAP DATED 07-17-2024
EXHIBIT MAP DATED 07-17-2024

- 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 Jose Cruz 
pm82931L-Rev4-RPPL2020000803
<https://case.planning.lacounty.gov/case/view/pm82931>

Phone (626) 458-4921

Date 08-12-2024

The following report consisting of ____ pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, 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 parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the 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.
15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 82931 (Rev)

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TENTATIVE MAP DATED 07-17-2024
EXHIBIT MAP DATED 07-17-2024

16. 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 \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz
pm82931L-Rev4-RPPL2020000803
<https://case.planning.lacounty.gov/case/view/pm82931>

Phone (626) 458-4921

Date 08-12-2024



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

TRACT NO.: 82931

TENTATIVE MAP DATE: 07/17/2024

EXHIBIT MAP DATE: 07/17/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 08/11/2020, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: _____

A handwritten signature in black ink, appearing to read 'Christian Ascencio', written over a horizontal line.

CHRISTIAN ASCENCIO

Date: 07/23/2024

Phone: (626) 458-4921

PCA LX001129/A863
EPIC LA RPPL2020000803
Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Tract / Parcel Map	<u>82931</u>	Tentative Map Dated	<u>07/17/2024 (Rev. & Exhib.)</u>	Parent Tract	<u>--</u>
Grading By Subdivider? [Y]	<u>50_yd³</u>	Location	<u>San Gabriel</u>		
Geologist	<u>---</u>	Subdivider	<u>Wu/Zheng</u>		
Soils Engineer	<u>---</u>	Engineer/Arch.	<u>EGL Associates, Inc.</u>		

Review of:

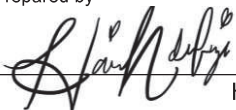
Geologic Report(s) Dated: -
Soils Engineering Report(s) Dated: -
Geotechnical Report(s) Dated: -
References: -

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

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

Prepared by

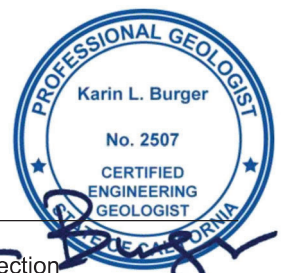


Hailley Ndubizu
Geotechnical Section





Vanessa Torres
Engineering Geology Section



Date 07/30/2024

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.
82931, San Gabriel, 2024-07-30, TM-5-A

1. Approval of this map pertaining to grading is recommended.

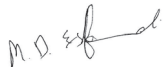
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.



Name David Esfandi Date 08/05/2024 Phone (626) 458-7130

C:\Users\MEsfandi\Desktop\Tentative Map Conditions PM 82391 Rev 4.doc

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

1. Make an offer to dedicate 10 feet of additional right-of-way beyond the existing right of way along the property frontage on Muscatel Avenue to achieve the ultimate right of way of 30 feet from the centerline of the street to the satisfaction of Public Works.
2. Dedicate addition right of way 10 feet beyond the existing right of way along the property frontage on Broadway Avenue to achieve the ultimate right of way of 40 feet from the centerline of the street to the satisfaction of Public Works.
3. Closed unused driveway on Muscatel Avenue to the satisfaction of Public Works.
4. Construct curb and gutter on Muscatel Avenue to the satisfaction of Public Works. Relocate all affected utilities.
5. Construct driveway approach on Muscatel Avenue to the satisfaction of Public Works.
6. Construct curb, gutter, full-width sidewalk, pavement on base, and pavement transition on Broadway Avenue to the satisfaction of Public Works. Relocate all affected utilities.
7. Construct transition pavement at the easterly and westerly property line on Broadway to the satisfaction of Public Works.
8. For all other road conditions pertaining to East Broadway Avenue, please contact the City of San Gabriel Public Works. The portion of East Broadway Avenue along the property frontage belongs to the City of San Gabriel.
9. Any above ground obstructions, including utility poles, must be a minimum of 2' from the top of "X" of any driveways. In no case should this separation be less than two feet.
10. Repair any improvements damaged during construction to the satisfaction of Public Works.
11. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.

12. Plant street trees along the property frontage on Muscatel Avenue to the satisfaction of Public Works.
13. Underground all new utilities to the satisfaction of Public Works.
14. Submit detailed signing and striping plans to the satisfaction of Public Works. Contact Kent Tsujii at 626 300-4776 for more information.
15. 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.

Prepared by Ambria Vasquez
pm82931R 

Phone (626) 458-4921

Date 07-17-2024

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

1. The onsite water system will be by service lines as they are shown on tentative map. If fire hydrant is required or an upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
2. The will serve letter issued by San Gabriel County Water District, dated August 31, 2022 expired on August 31, 2023 it shall be sole responsibility of the applicant to renew the aforementioned will serve letter upon expiration and abide by all requirements of the water purveyor.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and water efficient plans for common area in the land division with an aggregate landscape area equal to or greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Ambria Vasquez
pm82931w *AV*

Phone (626) 458-4921

Date 07-30-2024



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

EPIC-LA NUMBER:	RPPL2020000803	PROJECT NUMBER:	PM82931
CITY/COMMUNITY:	Northeast San Gabriel	STATUS:	Cleared
PROJECT ADDRESS:	5425 N Muscatel Avenue San Gabriel, CA 91776	DATE:	08/11/2024

CONDITIONS

1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. The driveways required for Fire Apparatus Access Roads shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted. No parking signs on fire lane maybe required. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map (Tract/Parcel).
2. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway and any of the 5ft firefighter pedestrian access pathway as primary access. A digital copy of the agreement shall be submitted to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be provided through EPIC-LA in the project's Final Map plan number.
3. When security gates are provided across fire fighter access roadways or pathways, maintain a minimum access width of 20 feet for fire apparatus access and a minimum access width of 3ft for firefighter pedestrian access. The security gates shall be provided with an approved means of emergency operation, and shall be maintained operational at all times and replaced or repaired when defective. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F220. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person. Fire Code 503.6
4. Fire apparatus shall be maintained to provided an unobstructed vertical clearance of not less than 20' clear to the sky. Any trees encroaching onto the fire lane shall be trimmed accordingly with a minimum canopy height of 13'-6".

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **82931**
Park Planning Area # **42**

DRP Map Date: **07/17/2024** SCM Date: **11/17/2022** Report Date: **08/06/2024**
CSD: **EAST PASADENA - EAST SAN GABRIEL** Map Type: **Tentative Map - Parcel**
CSD

Total Units **4** = Proposed Units **3** + Exempt Units **1**

Park land obligation in acres or in-lieu fees:

ACRES:	0.03
IN-LIEU FEES:	\$16,001

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 \$16,001 in lieu fees.

Trails:

No Trails

Comments:

The map proposes four (4) units. One (1) existing unit to be removed; net increase of three (3) units.

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: _____

Clement Lau, Departmental Facilities Planner II



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **82931**
Park Planning Area # **42**

DRP Map Date: **07/17/2024** SCM Date: **11/17/2022** Report Date: **08/06/2024**
CSD: **EAST PASADENA - EAST SAN GABRIEL** Map Type: **Tentative Map - Parcel**
CSD

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

$$(P)\text{people} \times (0.0030)\text{Ratio} \times (U)\text{nits} = (X)\text{acres obligation}$$
$$(X)\text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
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 **4** = Proposed Units **3** + Exempt Units **1**

Park Planning Area = **42**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.96	0.0030	3	0.03
M.F. < 5 Units	2.70	0.0030	0	0.00
M.F. >= 5 Units	2.50	0.0030	0	0.00
Mobile Units	4.45	0.0030	0	0.00
Exempt Units			1	0.00
TOTAL			4	0.03

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.03	\$600,615	\$16,001

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.03	\$600,615	\$16,001



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA J LOPEZ, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Sheila Kuehl
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

November 7, 2022

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Erica Aguirre

FROM: Brenda J Lopez *Brenda Lopez*
Assistant Director of Environmental Health
Department of Public Health

**SUBJECT: SUBDIVISION REQUEST – TENTATIVE MAP – PARCEL
CASE: RPPL2020000803
PROJECT: PM82931
8740 E. BROADWAY SAN GABRIEL CA 91776**

Thank you for the opportunity to review the application and subdivision request for the subject property. This project proposes to construct 4 detached single-family condominiums on two adjoining lots at the above location.

Public Health recommends approval of the aforementioned project. The applicant provided an "Availability of Water and Feasibility" letter from San Gabriel County Water District dated August 31, 2022, and a "Sewer Will Serve" letter from Los Angeles County Sanitation District dated August 29, 2022. The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles. Dust control measures are recommended during grading or excavation activities to minimize fugitive dust. Adhere to applicable Air Quality Management District regulations.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends the approval of the subject project.
- ☐ Public Health **DOES NOT** recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

If you have any other questions or require additional information, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

BL:me

DPH_CLEARED_8740 E. BROADWAY SAN GABRIEL CA 91776_ RPPL2020000803_11.4.2022



August 9, 2024

TENTATIVE MAP CONDITIONS OF APPROVAL
Project No. 2020-000463
Parcel Map No. 82931
Assessor Identification No. 5388-029-043; -042

The following provides a summary of the housing permit conditions of approval for the project located at 8740 E Broadway, San Gabriel, CA 91776 (Project), as they relate to the oversight and approval obligations of the Los Angeles County Development Authority (LACDA).

The LACDA recommends clearance of this project to proceed to public hearing so long as the subdivision conforms to the policies and procedures of the LACDA as stated below to the satisfaction of the Executive Director of the LACDA, or their designee.

The conditions of approval prior to final map recordation include, but are not limited to:

1. The income restricted units shall be indistinguishable in exterior and interior design from the non-restricted units within the project in terms of appearance, materials and finished quality. The income restricted units shall have the same number of bedrooms as the non-restricted units at the project. In a development with a variety of bedroom counts per unit, the percentage of income restricted units with a particular number of bedrooms shall be equal to the percentage of the non-restricted units at the project with the same number of bedrooms.
2. The income restricted units shall be dispersed throughout the project equitably and be no less attractive or desirable on average (whether because of convenient access or amenities) than the other non-restricted units.
3. The income restricted units shall be constructed within each development phase of the project, as applicable.
4. Developer acknowledges that an affordable housing covenant related to the income-restricted units shall be approved and recorded prior to, or concurrently with, final map recordation.



lacda.org

Administrative Office
700 West Main Street, Alhambra, CA 91801
Tel: (626) 262-4511 TDD: (626) 943-3898

Executive Director: Emilio Salas

Commissioners: Hilda L. Solis, Holly J. Mitchell, Lindsey P. Horvath, Janice Hahn, Kathryn Barger





5. Developer acknowledges that a one-time compliance monitoring fee will be collected for each income restricted unit at the time of covenant recordation. Monitoring will include annual owner certification.
6. All affordable units, including voluntary or proffered units, must align with the income categories as defined in Title 22 of the Los Angeles County Code. Under no circumstance should any affordable unit, including voluntary/proffered units, exceed 150% AMI as defined by HCD's income and rent limits.
7. The affordable housing covenant for homeownership projects shall include provisions restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that states the terms set forth in Los Angeles County Code Section 22.166.070.A.3.d. All income restricted units, regardless if they are voluntary/proffered or approved under the County's Density Bonus and/or Inclusionary Housing ordinances, are subject to the LACDA's equity sharing program and guidelines.
8. The initial sales price of the income restricted units in homeownership projects will be determined by the LACDA's Affordable Sales Price Calculator (subject to be updated and changed periodically), available on the Department of Regional Planning's website.
9. The affordable housing covenant is a land use covenant and must be senior to all deeds of trust.

If you need more information or have any questions about this report, please contact Andrew Miller, Housing Policy & Programs Analyst, by email at andrew.miller@lacda.org.



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