



SUBDIVISION COMMITTEE REPORT

PROJECT NUMBER **HEARING DATE**

2020-000463

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 82931
(RPPL2020000803)

Environmental Assessment No.
RPPL2020000804

OWNER / APPLICANT

Quan Guang Wu & Marlene Beckles Zheng /
EGL Associates, Inc.

MAP/EXHIBIT DATE:

2/13/24

REPORT DATE:

3/14/23

IST MEETING DATE:

3/21/24

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 (4) detached condominium units. There is an uninhabited two-story barn located at 8740 E. Broadway, which has been vacant for over five years.

Housing Permit

There are two existing rental units on the project site that are proposed to be demolished. These units are located at 5424 N. Muscatel Avenue. These are considered Rent-stabilized units, and subject to rental replacement requirements.

MAP STAGE

Tentative: ☒

Revised: ☐

Amendment:
☐

Amended: ☐
Exhibit "A"

Modification
to: ☐
Recorded Map

Other: ☐

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. 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)

Further information and analysis needed, pending the submittal of a Historic Resources Assessment.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Planning	Hold	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	Hold	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 ☒

1. Based on an initial assessment of building permits and photographs of the historic structures (over 45 years old) on the project site, a Historic Resources Assessment (HRA) is required. This should be prepared by a qualified architectural historian. See more information on our website under "Resources" here ([LINK](#)). Proposed removal (or modification) of historic resources may result in the need for an Environmental Impact Report.
2. Additional information (e.g., studies, reports, etc.) may be required.

General Plan Consistency and Design Committee Recommendations

Cleared ☒ Hold ☐

Tentative Map:

Cleared ☒ Hold ☐

3. If you are unable to provide two rental replacement units offsite, the project may require a redesign to comply with rental housing replacement requirements listed below.

Exhibit Map:

Cleared ☒ Hold ☐

4. If you are unable to provide two rental replacement units offsite, the project may require a redesign to comply with rental housing replacement requirements listed below.
5. For onsite affordable housing, the Exhibit map should specify which units are set aside as affordable. This may be added in the notes.

Housing Permit:

Cleared ☐ Hold ☒

6. This project is subject to Affordable Rental Replacement ([Chapter. 22.119](#)) requirements, as there are two existing rental units located on the Project Site on APN No. 5388-029-043, which

are subject to the County's Rent Stabilization Ordinance ("RSO"). You will need to replace these two RSO units with two similar rental units (in terms of bedroom count and square footage) for lower income household levels (80% Area Median Income -AMI). You may replace these units either onsite (require a redesign of the proposed project to include rental units instead of for-sale condos only), or offsite, if this is a viable option for you.

7. A Housing Permit is required. See information on how to file a housing permit here ([LINK](#)). The housing permit application materials can be found under "Housing Permit for Affordable and Senior Housing" on this webpage ([LINK](#)).
8. This project is not subject to the Inclusionary Housing Ordinance ([Chapter 22.121](#)) because it proposes fewer than five units.

Burden of Proof /Findings for All Entitlements:

Cleared ☒ Hold ☐

Administrative/Additional Notes:

Cleared ☒ Hold ☐

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

17. This project is required to comply with [Section 21.32.195 \(On-Site Trees\)](#), that requires for the onsite tree planting of one tree per each 25 feet of existing and proposed street/lot frontage located within the subject property. You should show the proposed trees on the Exhibit Map. However, compliance with this requirement is also reviewed during the Final Map stage, and a landscape may be required as a condition, to depict the location of the tree(s) 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.

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-Rev3-RPPL2020000803
<https://case.planning.lacounty.gov/case/view/pm82931>

Phone (626) 458-4921

Date 03-04-2024

JSC



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 82931

**TENTATIVE MAP DATED 02-13-2024
EXHIBIT MAP DATED 02-13-2024**

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. As previously mentioned, proposed cleanout along proposed public sewer mainline is not allowed. Sewer manhole shall be provided along the public sewer mainline.
 - b. Provide a minimum 10 feet sewer easement for proposed public sewer mainline onsite.
 - c. Proposed sewer easement shall be free of any object per Title 20.24.140.

Prepared by Justin Dulay
PM82931R3

Phone (626) 458-4921

Date 02/29/2024

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

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TENTATIVE MAP DATED 02-13-2024
EXHIBIT MAP DATED 02-13-2024

- 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:

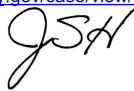
Prepared by Jose Cruz

pm82931L-Rev3-RPPL2020000803

<https://case.planning.lacounty.gov/case/view/pm82931>

Phone (626) 458-4921

Date 03-04-2024



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 02-13-2024
EXHIBIT MAP DATED 02-13-2024

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-Rev3-RPPL2020000803
<https://case.planning.lacounty.gov/case/view/pm82931>

Phone (626) 458-4921

Date 03-04-2024





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

TRACT NO.: 82931

TENTATIVE MAP DATE: 02/13/2024

EXHIBIT MAP DATE: 02/13/2024

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.

Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at <http://dpw.lacounty.gov/ldd/web/forms.aspx>

Review by: _____

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

CHRISTIAN ASCENCIO

Date: 02/21/2024

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>02/13/2024 (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:

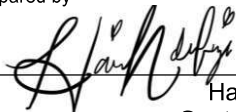
Geologic Report(s) Dated: -
Soils Engineering Report(s) Dated: -
Geotechnical Report(s) Dated: -
References: -

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

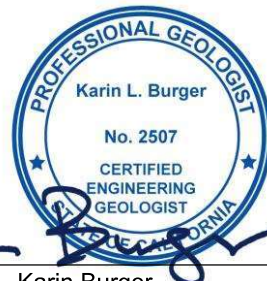
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- 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/qmed/permits/docs/manual.pdf>.

Prepared by



Hailley Ndubizu
Geotechnical Section



Karin Burger
Engineering Geology Section

Date 02/29/2024

Please complete a Customer Service Survey at <http://dow.lacounty.gov/customer-service>

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, 2024-02-29, TM-4-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.
4. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.


Name David Esfandi Date 02/29/2024 Phone (626) 458-7130
C:\Users\MEsfandi\Desktop\Tentative Map Conditions PM 82931.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 *AV*

Phone (626) 458-4921


Date 02-26-2024

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 will expire 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.

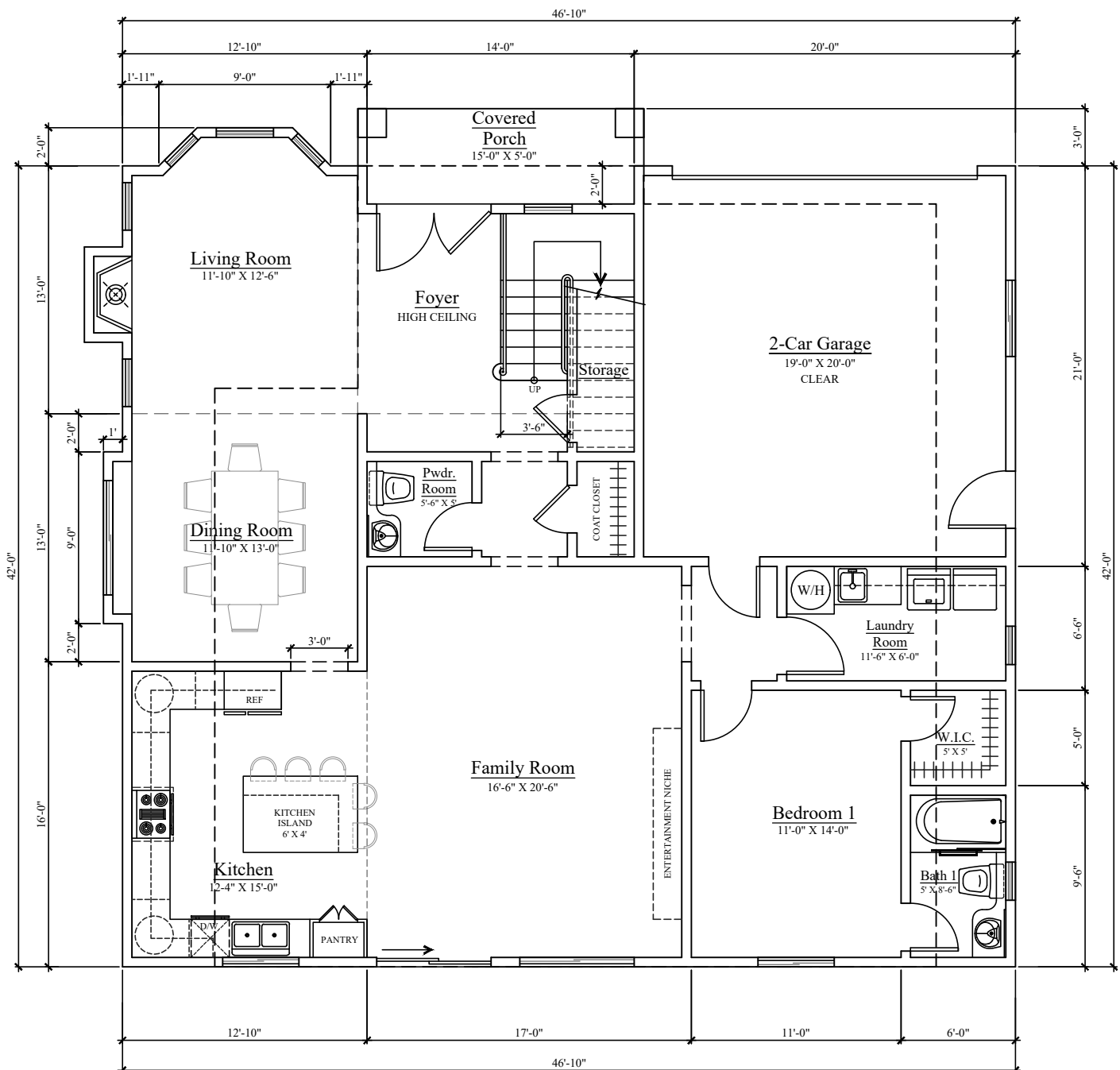
Prior to obtaining the building permit from the Building and Safety Office:

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.

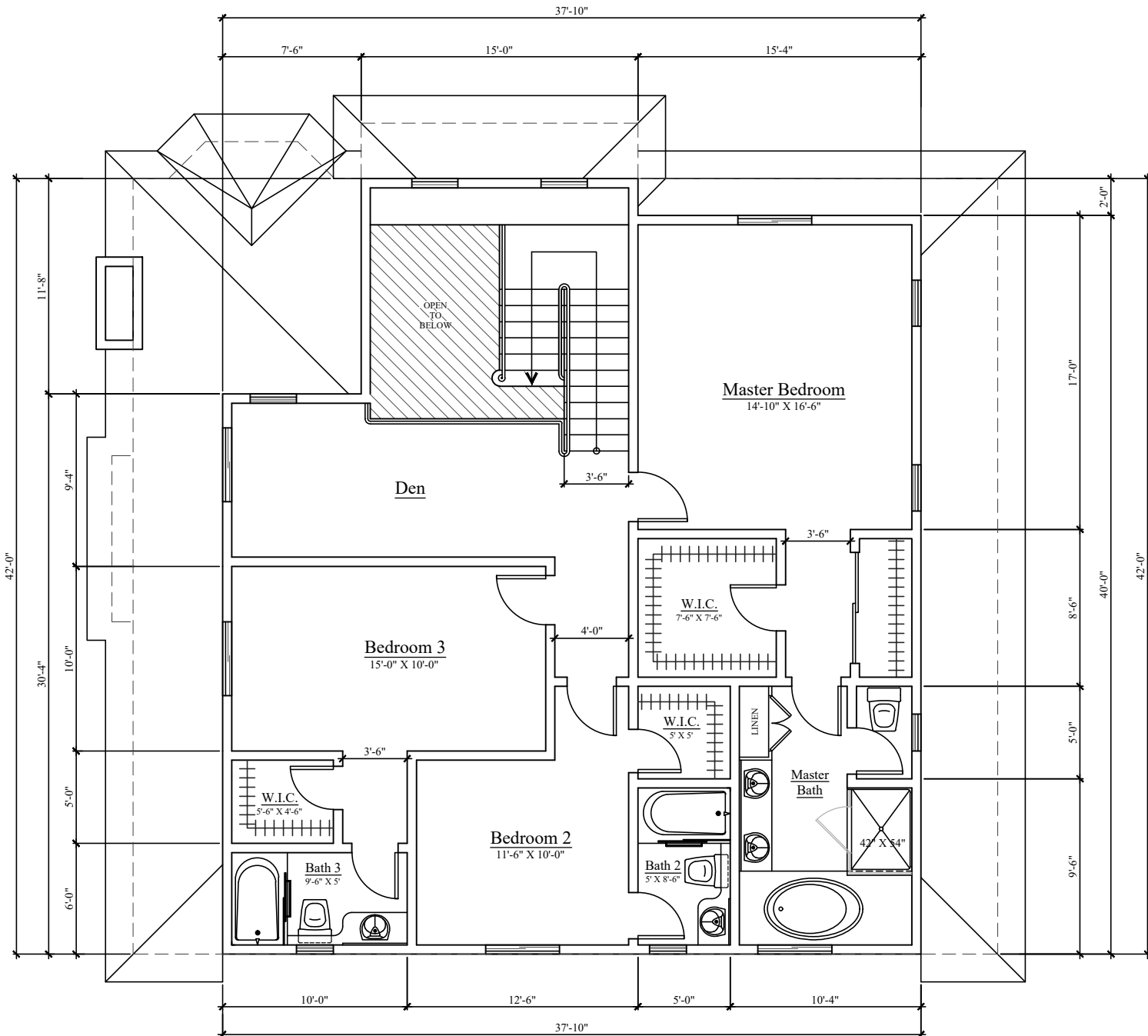
Prepared by Ambria Vasquez
pm82931w 

Phone (626) 458-4921

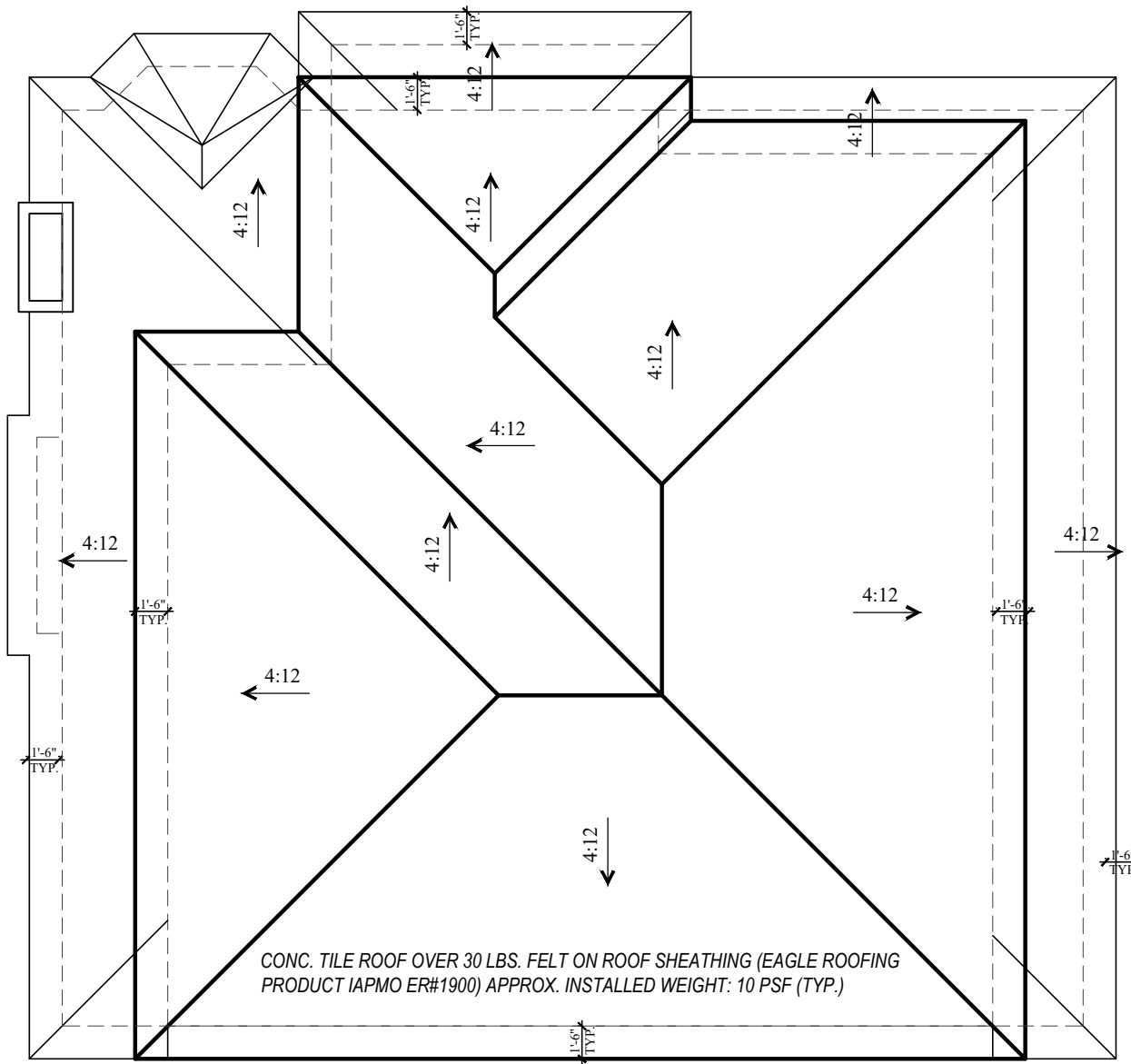
Date 02-26-2024



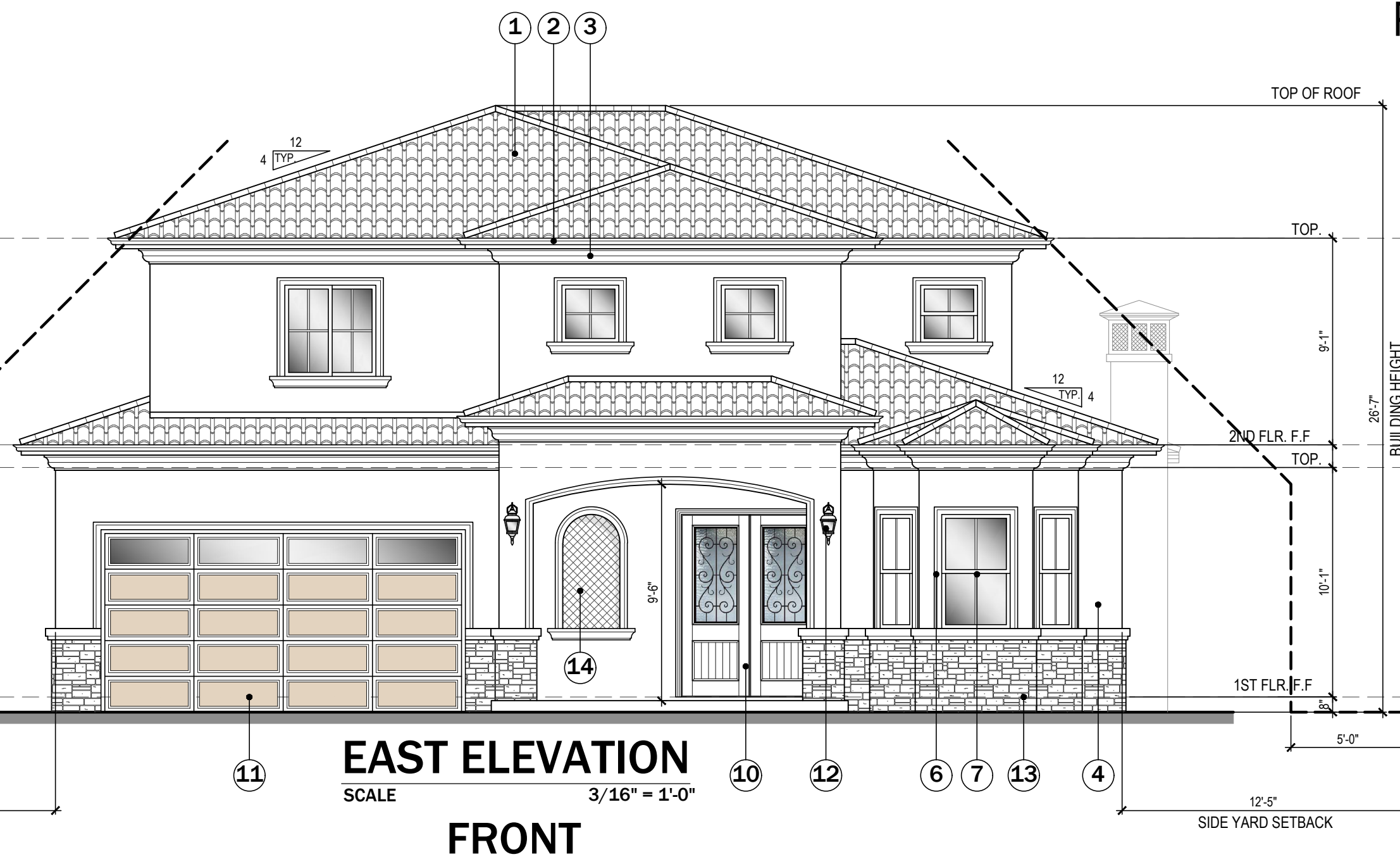
FIRST FLOOR PLAN
SCALE CONDO 1 1/8" = 1'-0"
1,552 SF (1st)
1,277 SF (2nd)
2,829 SF (Total)



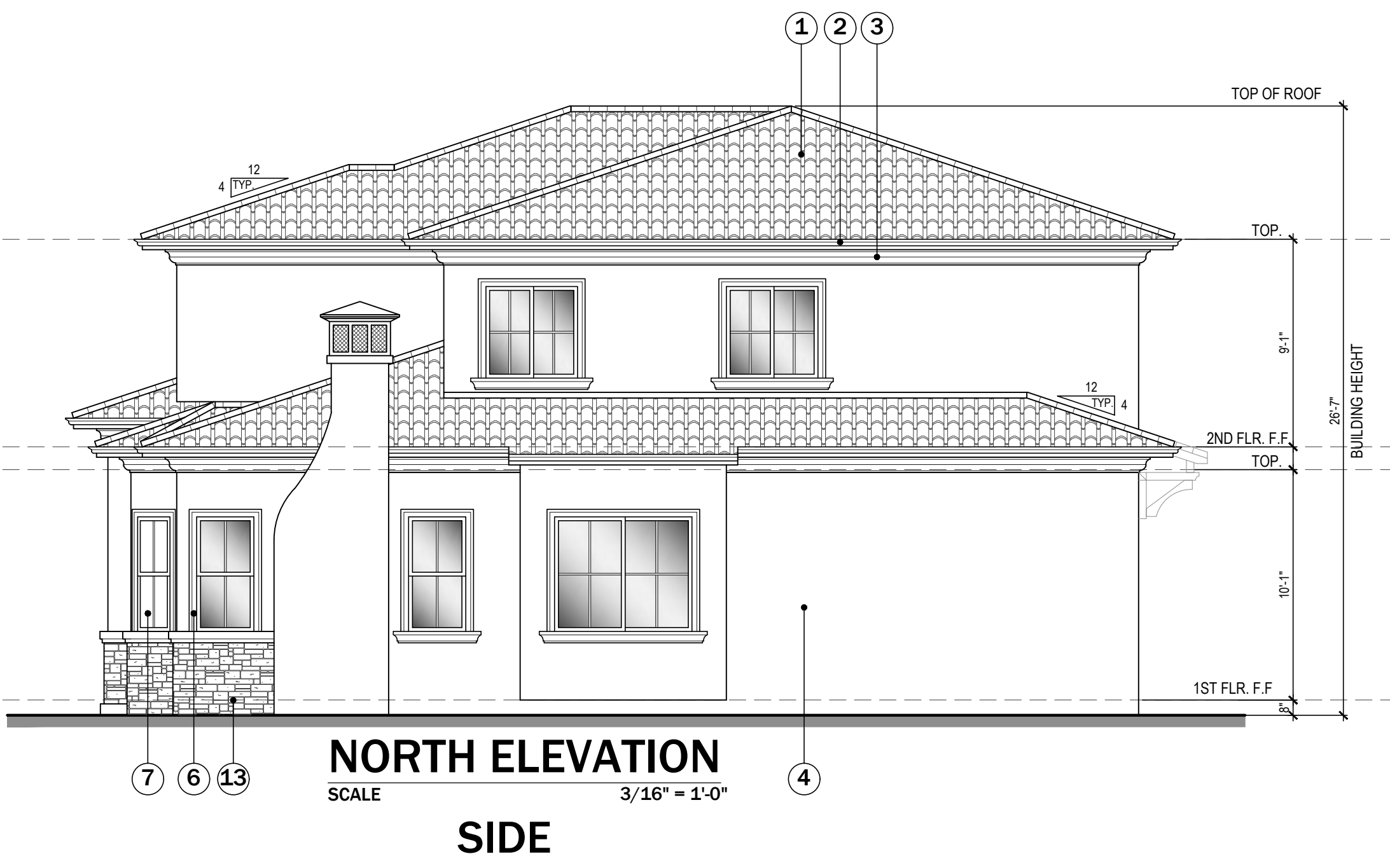
SECOND FLOOR PLAN
SCALE CONDO 1 1/8" = 1'-0"



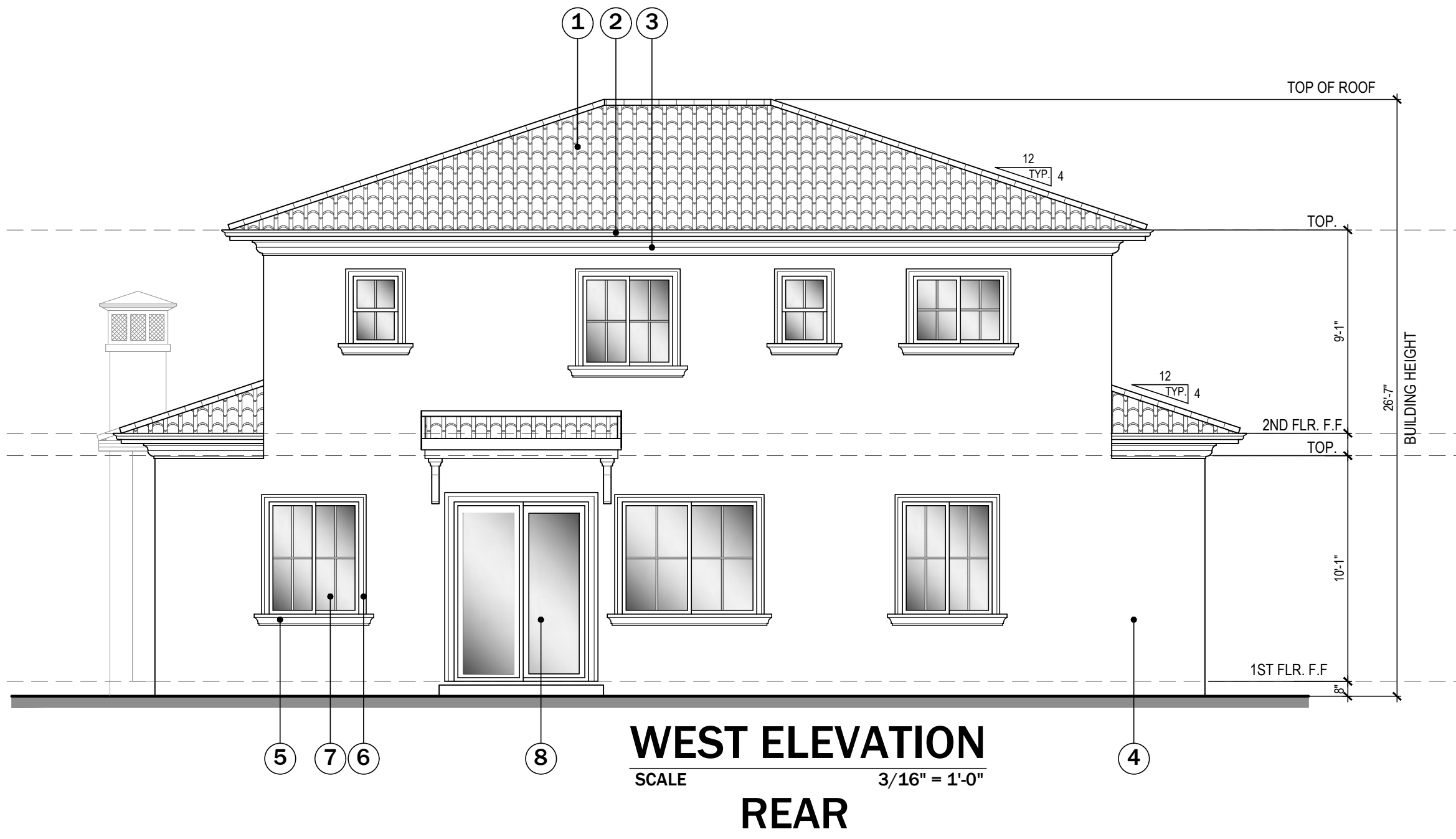
ROOF PLAN
SCALE CONDO 1 1/8" = 1'-0"
CONC. TILE ROOF OVER 30 LBS. FELT ON ROOF SHEATHING (EAGLE ROOFING PRODUCT IAPMO ERM1900) APPROX. INSTALLED WEIGHT: 10 PSF (TYP.)



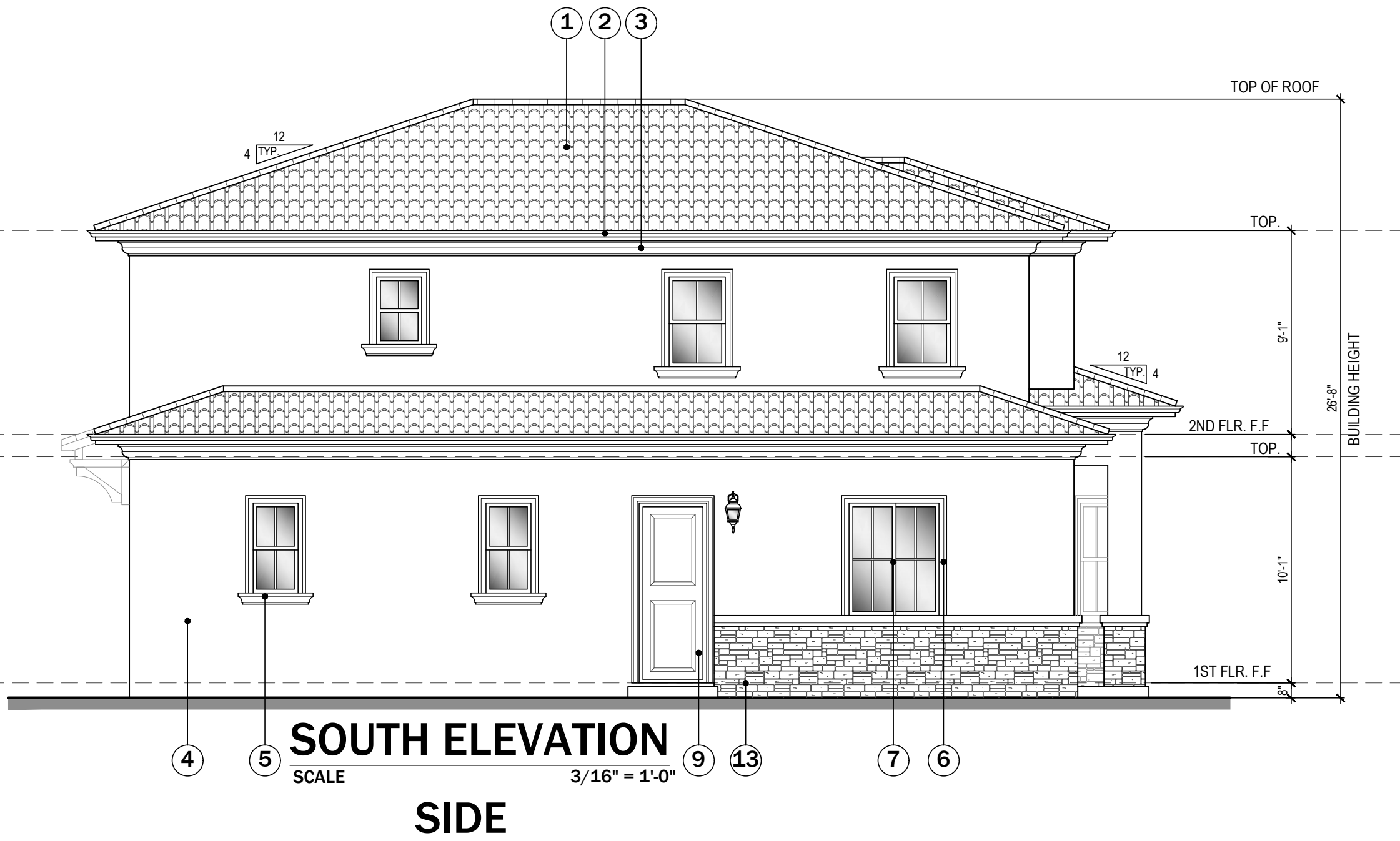
EAST ELEVATION
SCALE 3/16" = 1'-0"
FRONT



NORTH ELEVATION
SCALE 3/16" = 1'-0"
SIDE



WEST ELEVATION
SCALE 3/16" = 1'-0"
REAR



SOUTH ELEVATION
SCALE 3/16" = 1'-0"
SIDE

- ELEVATION SPECIFICATIONS**
- 1 CONC. TILE ROOF OVER 30 LBS. FELT ON ROOF SHEATHING (EAGLE ROOFING PRODUCT IAPMO ERM1900) APPROX. INSTALLED WEIGHT: 10 PSF (TYP.)
 - 2 BONDERIZED RAIN GUTTER (COLOR TO MATCH ROOF SHADE)
 - 3 2X6 WOOD FASCIA
 - 4 7/8" THK. EXTERIOR SMOOTH FINISH STUCCO (LA HABRA STUCCO)
 - 5 6" SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST WINDOW SILL
 - 6 6" SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST WINDOW SURROUND TRIM
 - 7 JELD-WEN WINDOWS & DOORS, PREMIUM VINYL WINDOW (OR EQUAL)
 - 8 JELD-WEN WINDOWS & DOORS, PREMIUM VINYL 2-PANEL SLIDING DOOR (OR EQUAL)
 - 9 2 PANEL SOLID WOOD SWING DOOR
 - 10 MAIN ENTRY DOOR
 - 11 STEEL SECTIONAL GARAGE DOOR
 - 12 EXTERIOR WALL MOUNTED LIGHT
 - 13 STONE VENEER
 - 14 WALL NICHE (SURFACE MOUNT) EKENA MILLWORK

REVISIONS		BY

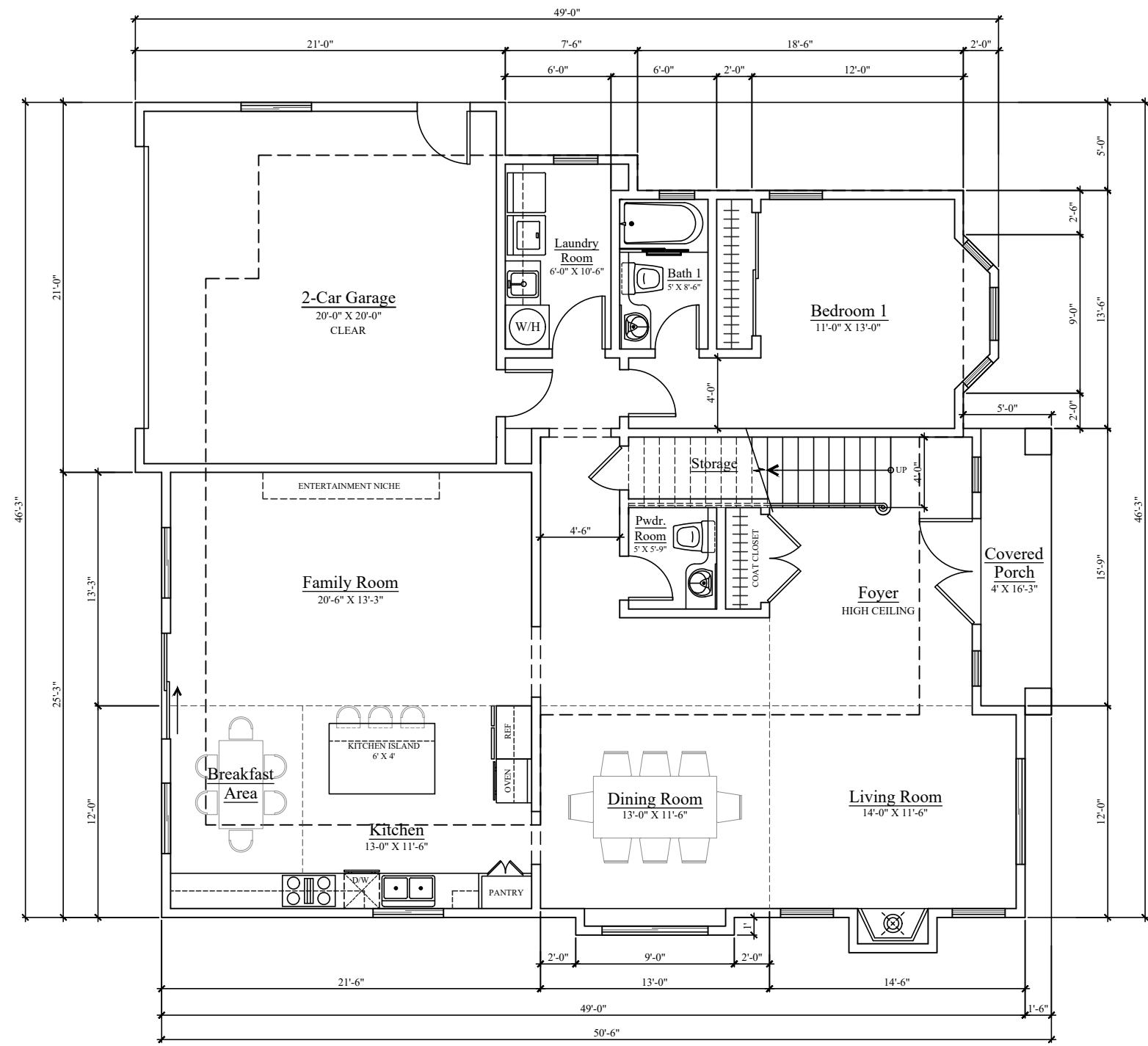
ALL DRAWINGS, DOCUMENTS, SPECIFICATIONS, RESOLUTIONS AND DRAWING ARRANGEMENTS HEREIN ARE PROPERTIES OF ELITE DESIGN DEVELOPMENT INC. AND SHALL REMAIN THE PROPERTY OF ELITE DESIGN DEVELOPMENT INC. FOR THE PROJECT AND ANY PART OF THESE DOCUMENTS SHALL BE REPRODUCED IN ANY FORM OR USED IN ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ELITE DESIGN DEVELOPMENT INC. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ELITE DESIGN DEVELOPMENT INC.
PLANNING --- DESIGN --- DEVELOPMENT
8748 E. VALLEY BLVD., STE. K, ROSEMEAD, CA 91770
TEL.: (626) 288-2651 FAX.: (626) 288-2654
EMAIL: karnenit@elitedesign.com

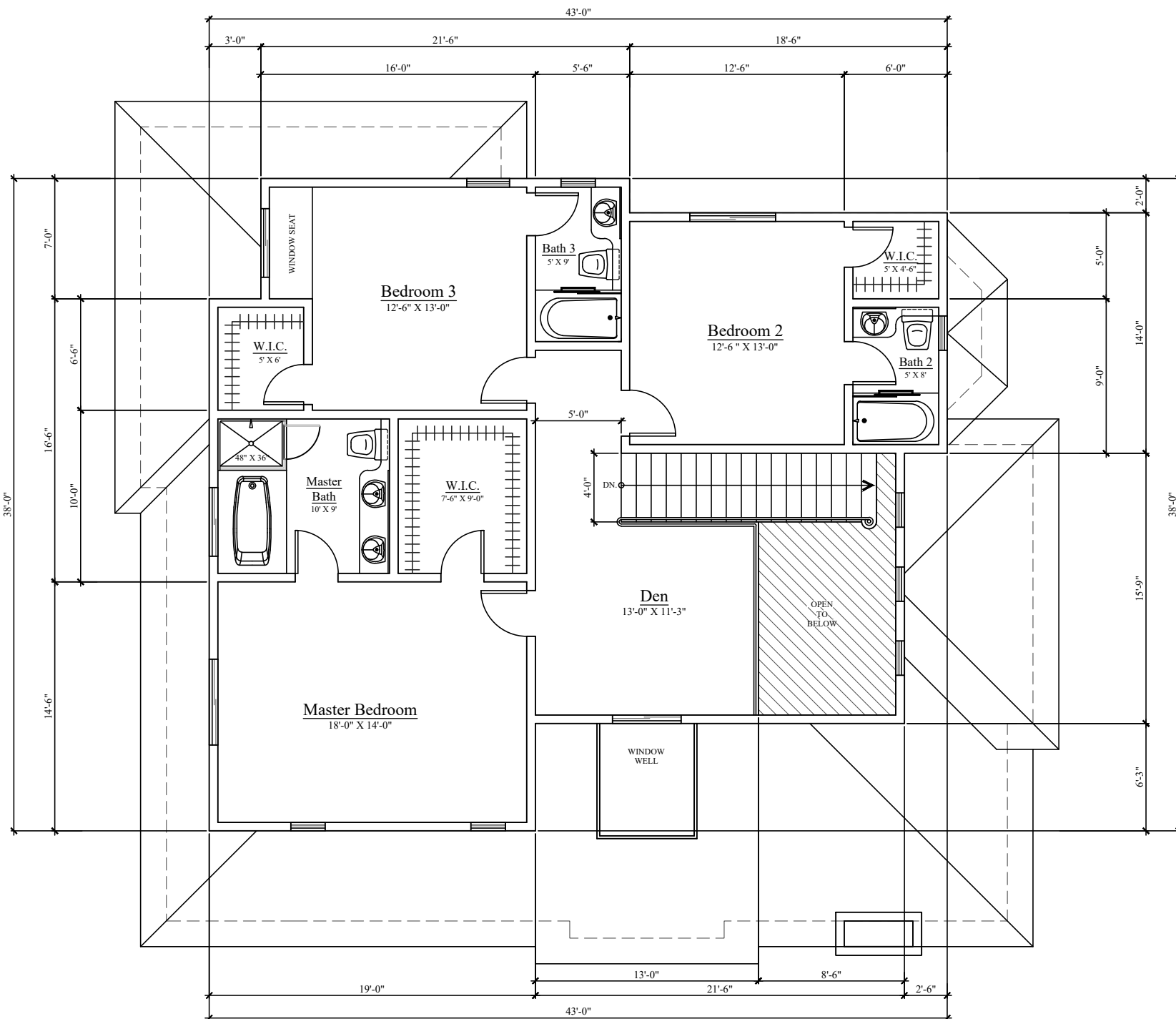
CONDO 1

Project Title & Location:
FOUR DETACHED 2-STORY CONDOMINIUMS
8740 BROADWAY & 5425 N MUSCATIEL AVE, SAN GABRIEL, CA 91776

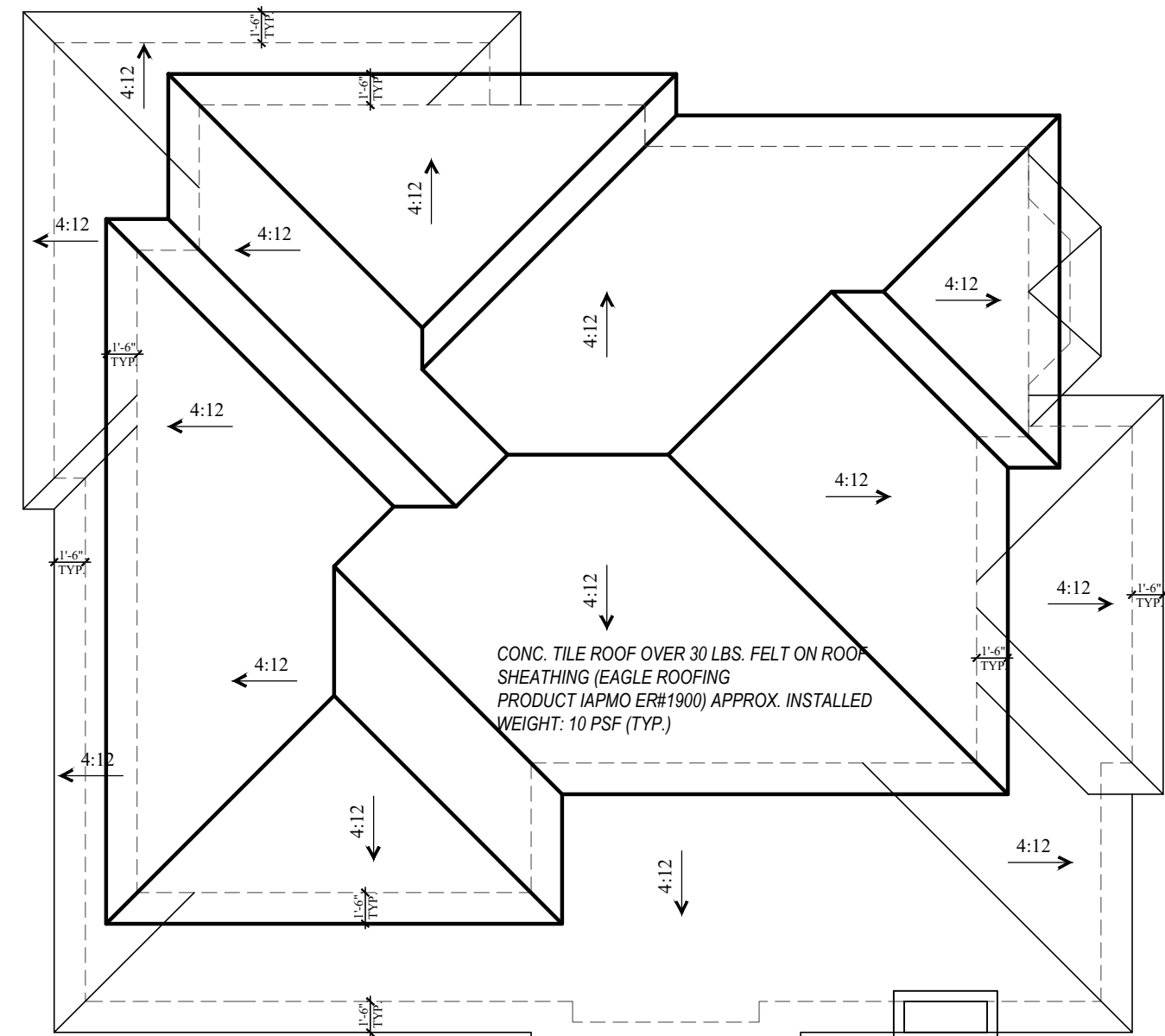
Date	10-16-2019
Scale	AS SHOWN
Drawn	WN + AD
Job No.	19-0108
Sheet	A-2
Of	Sheets



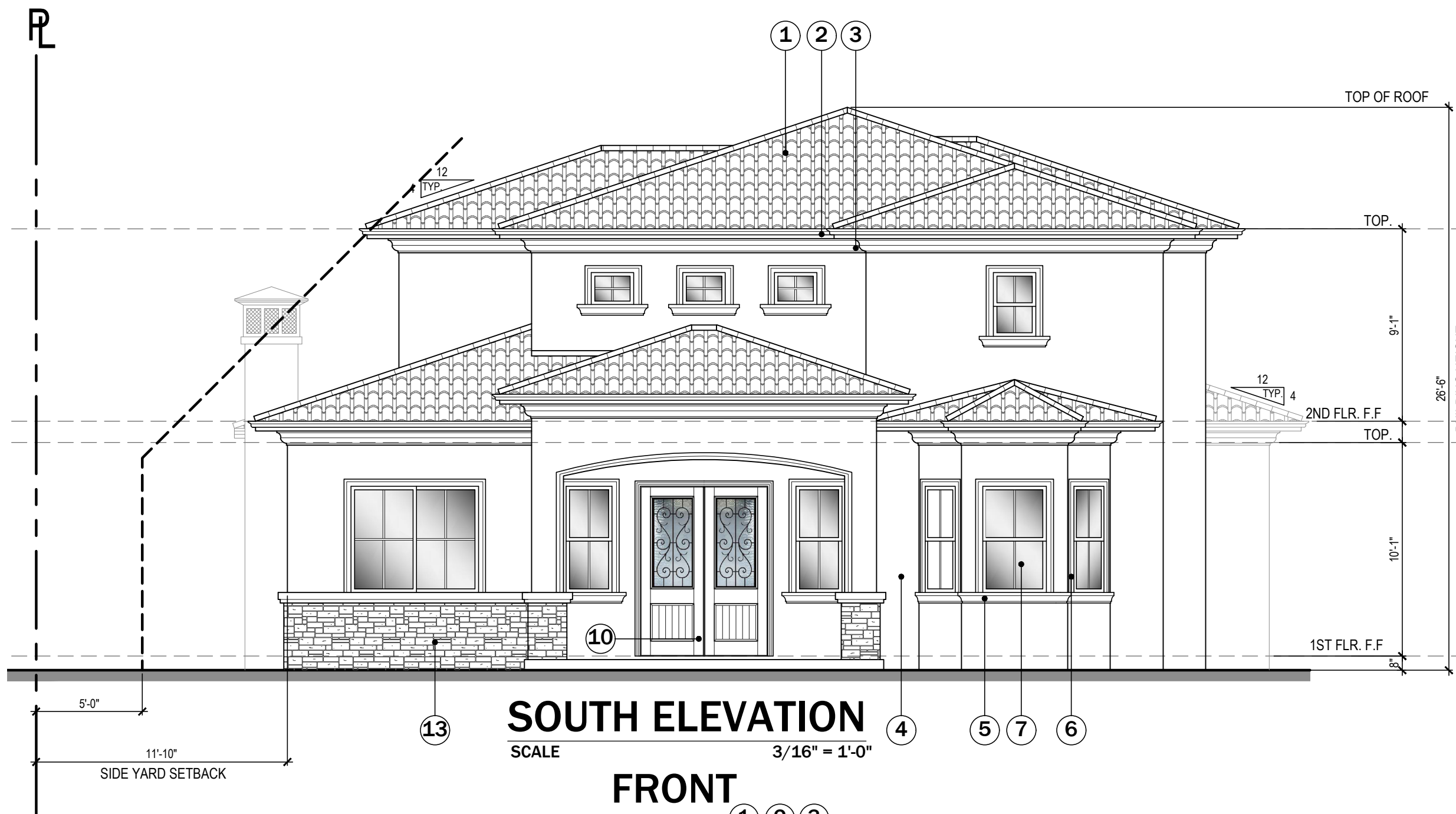
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"
CONDO 2
1,670 SF (1st)
1,221 SF (2nd)
2,891 SF (Total)



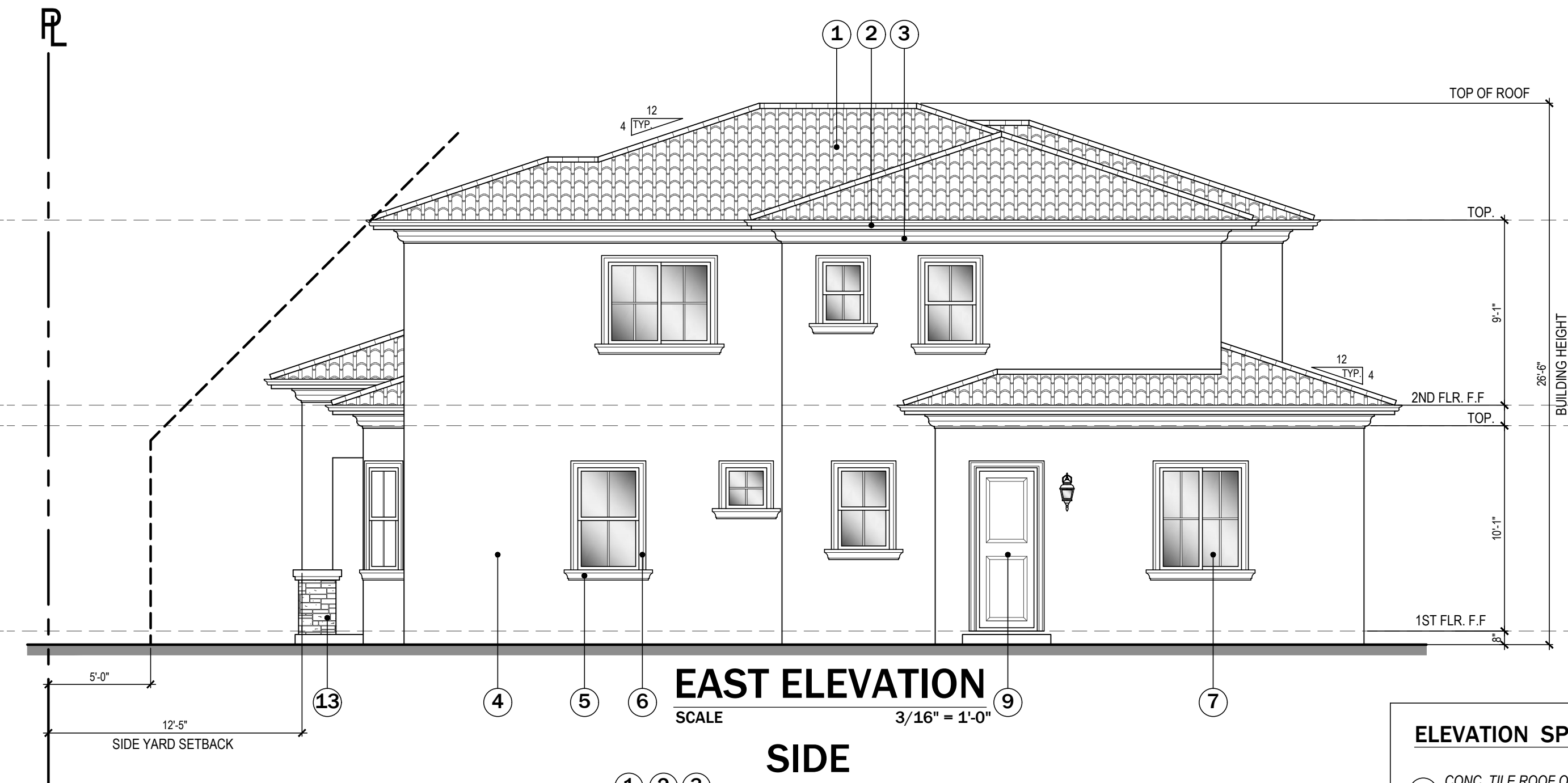
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"
CONDO 2



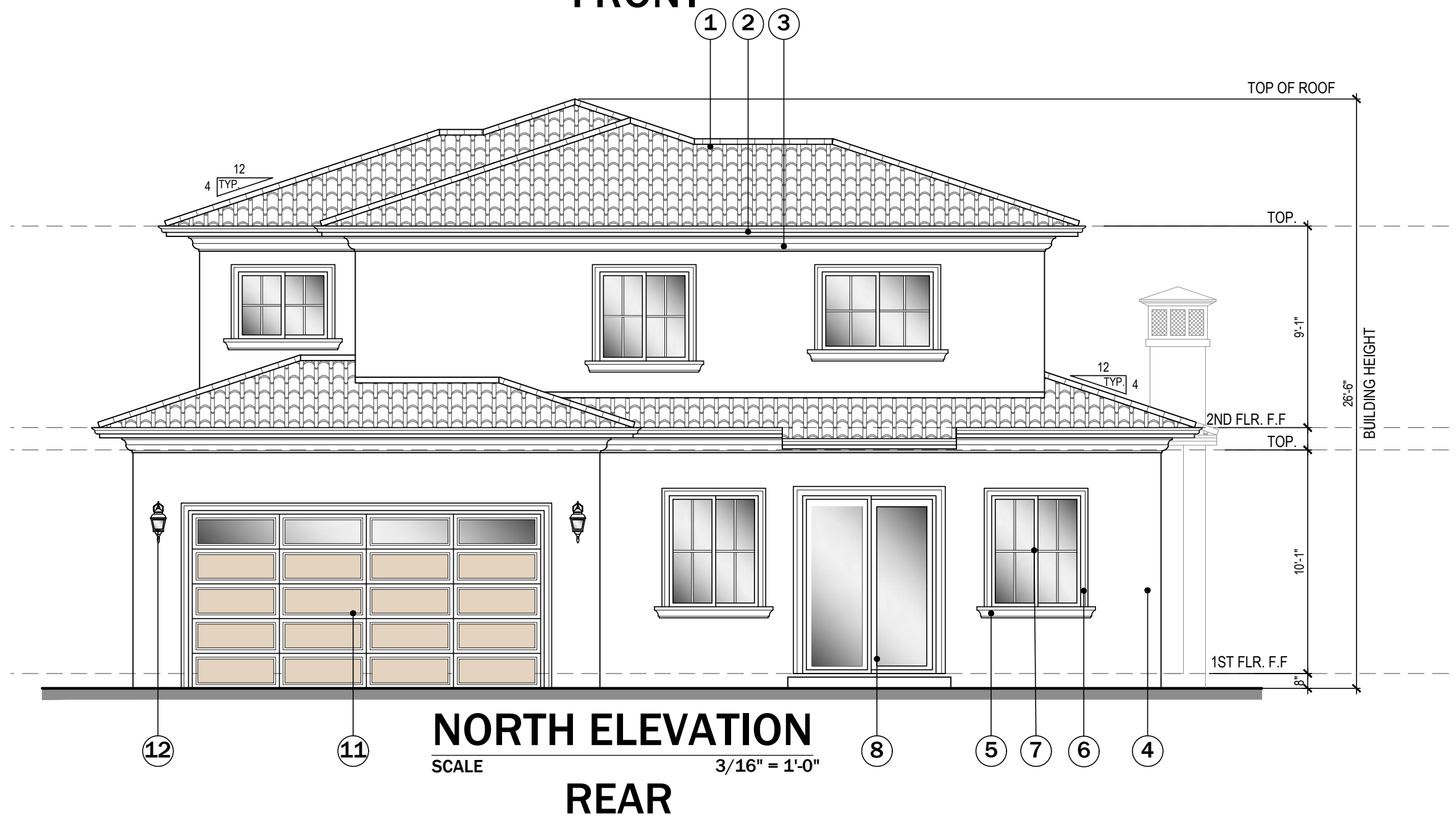
ROOF PLAN
SCALE 1/8" = 1'-0"
CONDO 2



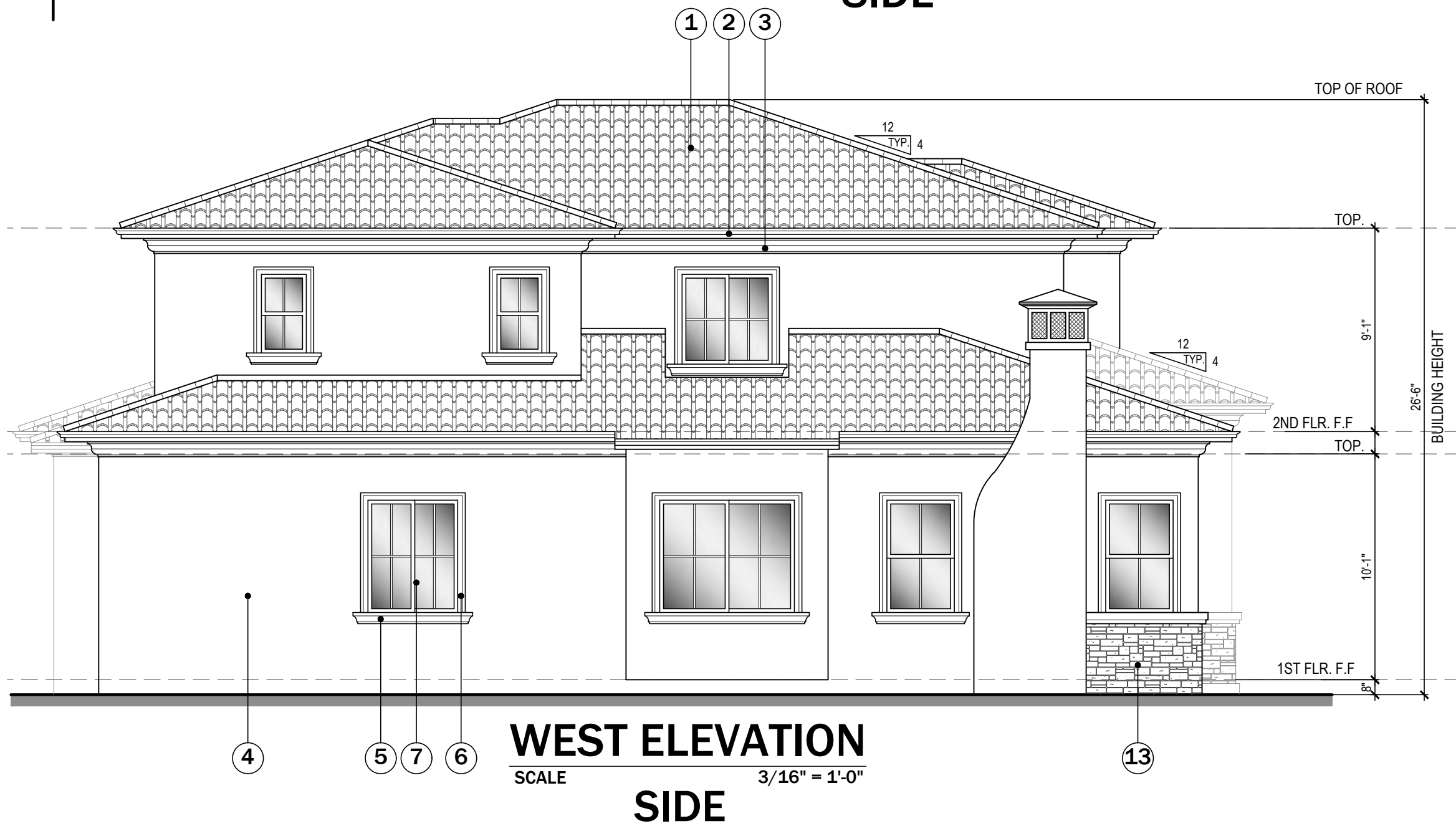
SOUTH ELEVATION
SCALE 3/16" = 1'-0"
FRONT



EAST ELEVATION
SCALE 3/16" = 1'-0"
SIDE



NORTH ELEVATION
SCALE 3/16" = 1'-0"
REAR



WEST ELEVATION
SCALE 3/16" = 1'-0"
SIDE

ELEVATION SPECIFICATIONS

- 1 CONC. TILE ROOF OVER 30 LBS. FELT ON ROOF SHEATHING (EAGLE ROOFING PRODUCT (APMO ERM1900) APPROX. INSTALLED WEIGHT: 10 PSF (TYP.))
- 2 BONDERIZED RAIN GUTTER (COLOR TO MATCH ROOF SHADE)
- 3 2X6 WOOD FASCIA
- 4 1/4" THK. EXTERIOR SMOOTH FINISH STUCCO (LA HABRA STUCCO)
- 5 6" SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST WINDOW SILL
- 6 6" SMOOTH FINISH 3/8" THK. CEMENT COATED FOAMCAST WINDOW SURROUND TRIM
- 7 JELD-WEN WINDOWS & DOORS, PREMIUM VINYL WINDOW (OR EQUAL)
- 8 JELD-WEN WINDOWS & DOORS, PREMIUM VINYL 2-PANEL SLIDING DOOR (OR EQUAL)
- 9 2 PANEL SOLID WOOD SWING DOOR
- 10 MAIN ENTRY DOOR
- 11 STEEL SECTIONAL GARAGE DOOR
- 12 EXTERIOR WALL MOUNTED LIGHT
- 13 STONE VENEER
- 14 WALL NICHE (SURFACE MOUNT) EKENA MILLWORK

REVISIONS	BY

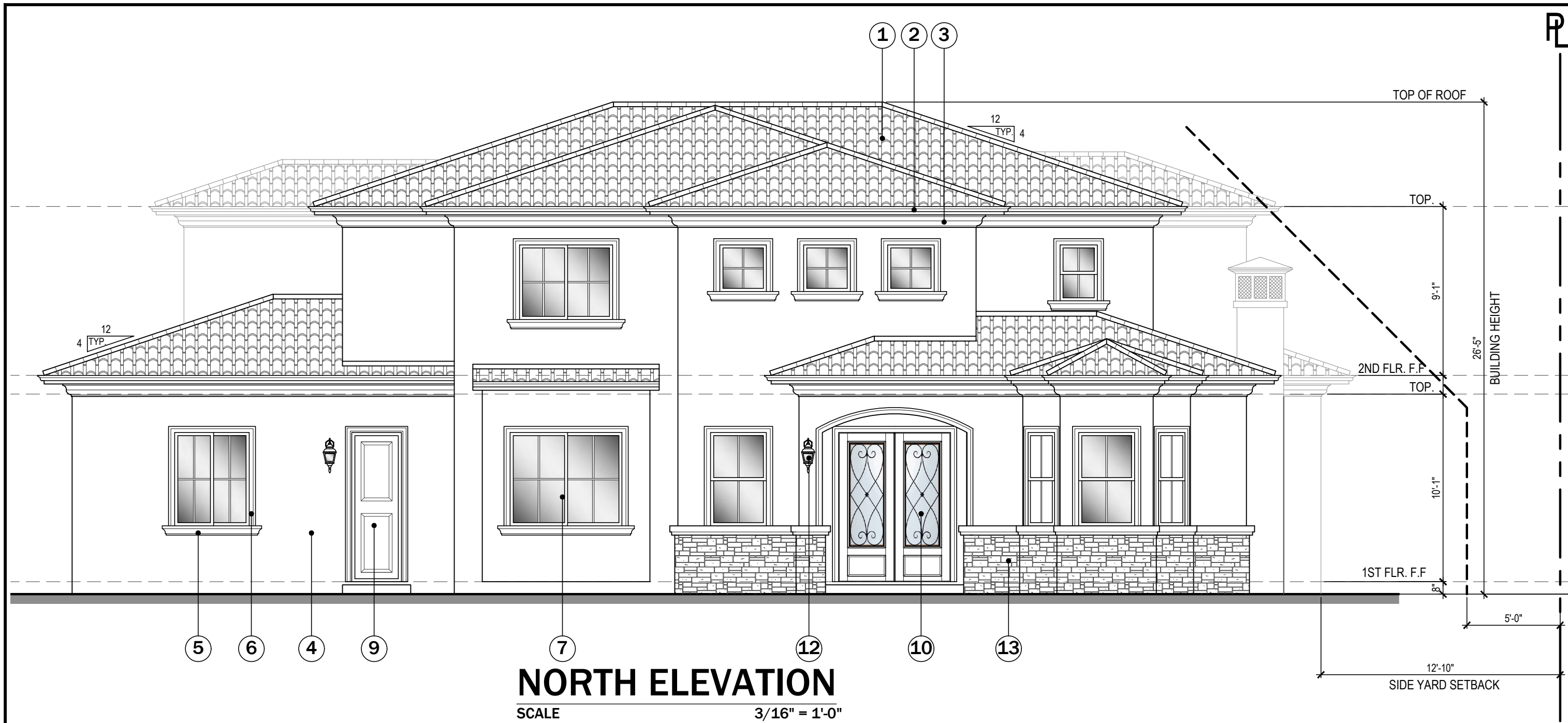
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ELITE DESIGN DEVELOPMENT INC.
PLANNING ... DESIGN ... DEVELOPMENT
8748 E. VALLEY BLVD., STE. K, ROSEMEAD, CA 91770
TEL.: (626) 288-2651 FAX: (626) 288-2654
EMAIL: karnenette@yahoo.com

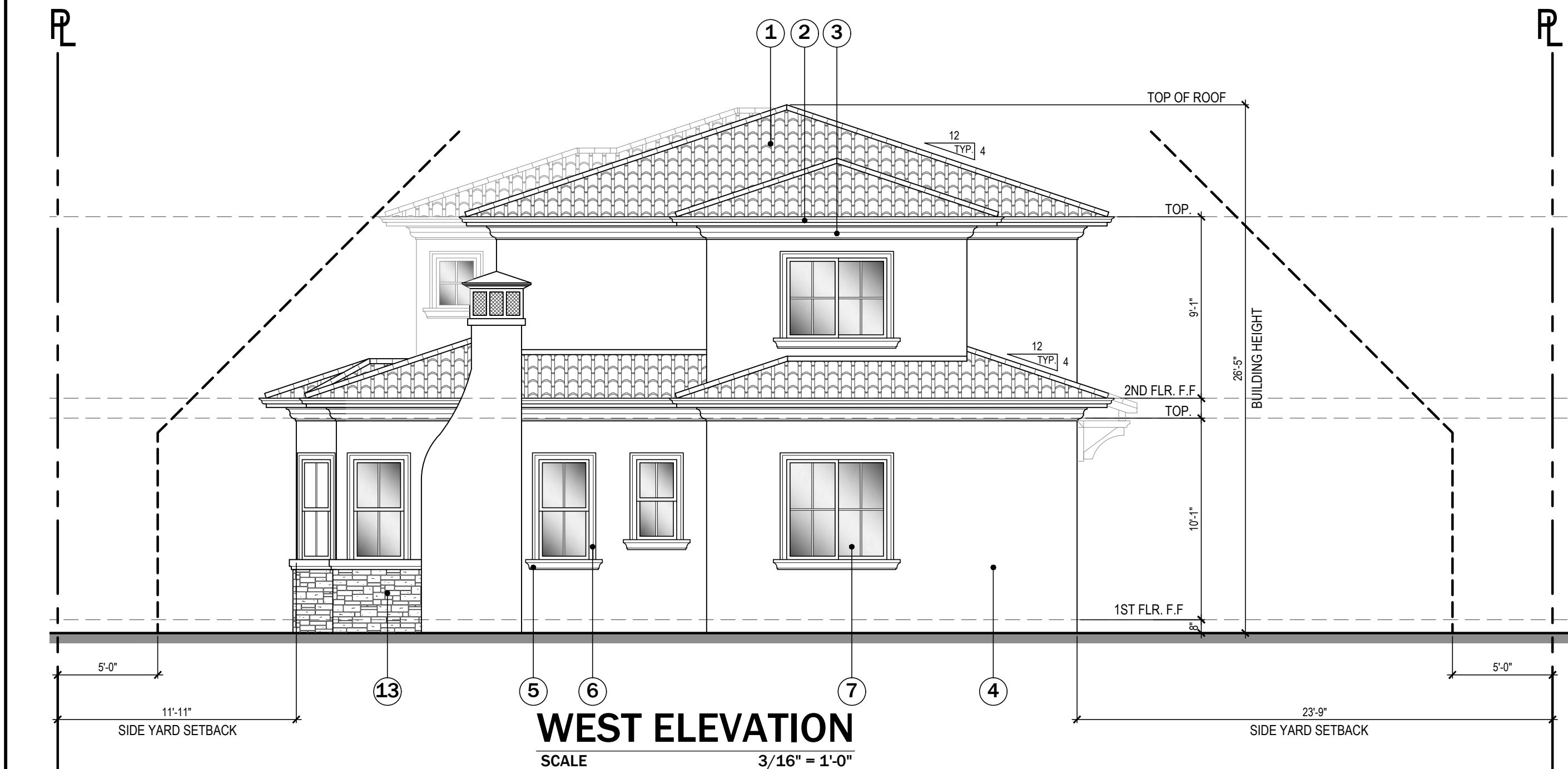
CONDO 2

Project Title & Location:
**FOUR DETACHED
2-STORY CONDOMINIUMS**
8740 BROADWAY &
5423 N MUSCATIEL AVE,
SAN GABRIEL, CA 91776

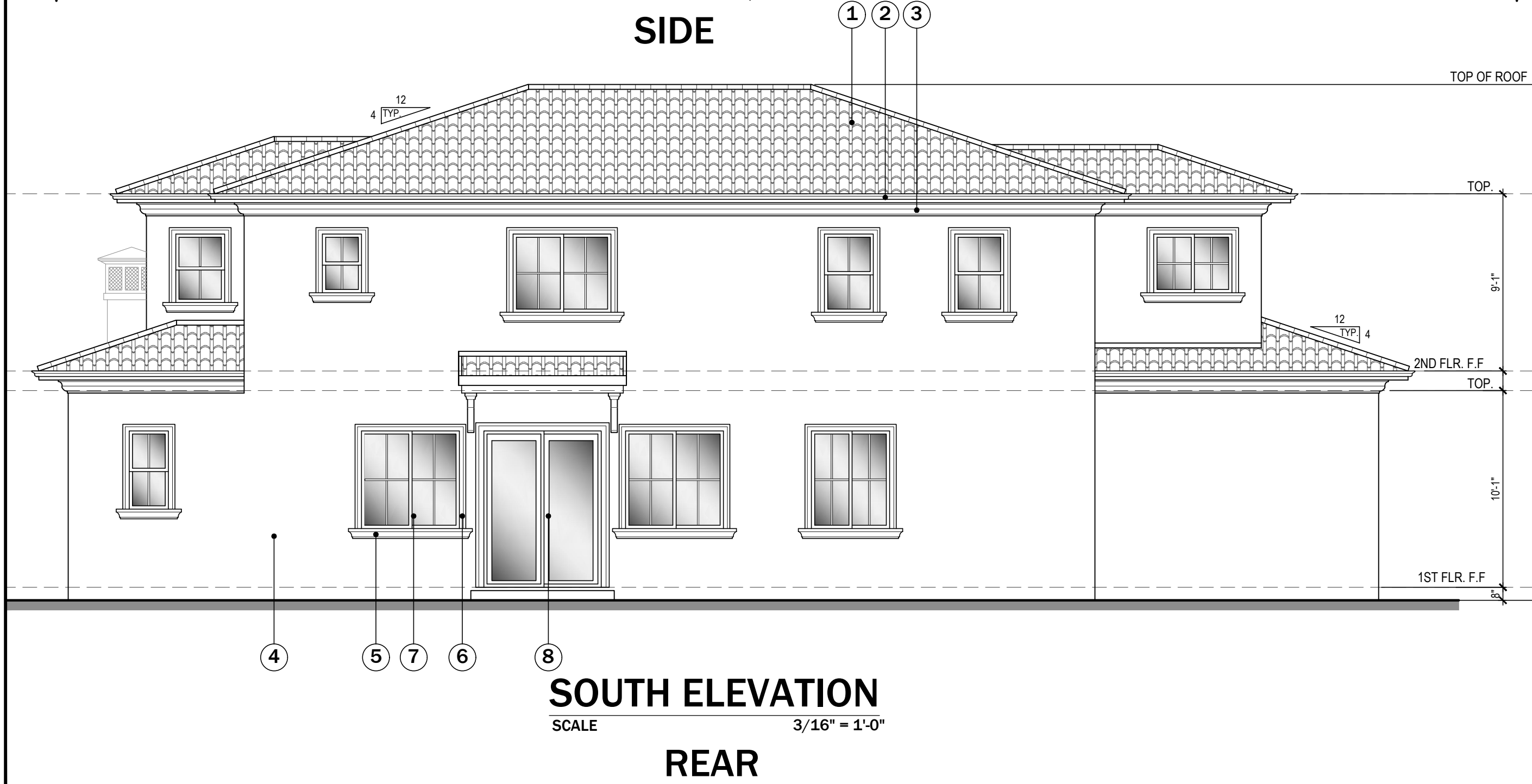
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Scale	AS SHOWN
Drawn	WN + AD
Job No.	19-0108
Sheet	A-3
Of	Sheets



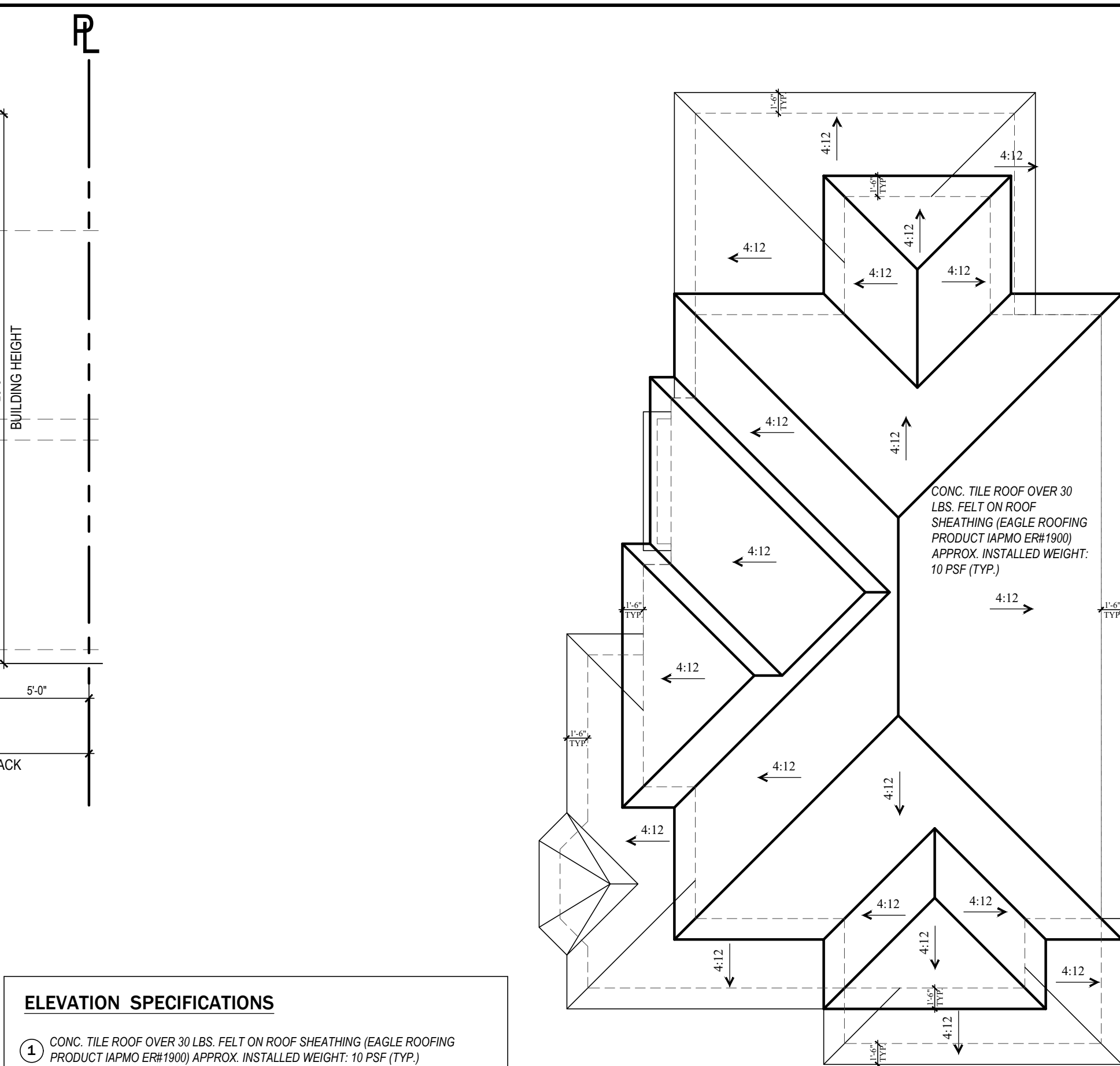
NORTH ELEVATION
SCALE 3/16" = 1'-0"
FRONT



WEST ELEVATION
SCALE 3/16" = 1'-0"
SIDE

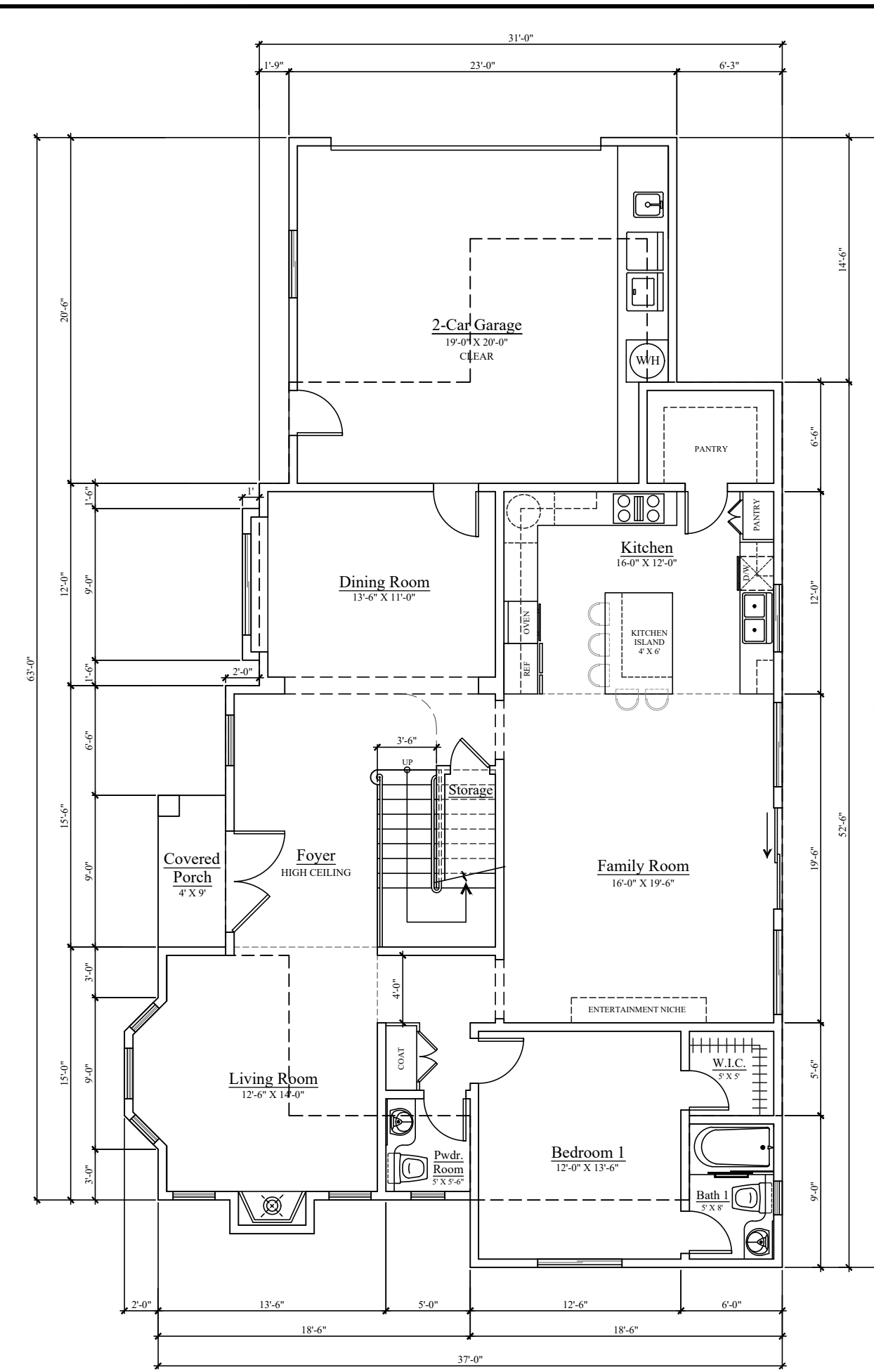


SOUTH ELEVATION
SCALE 3/16" = 1'-0"
REAR

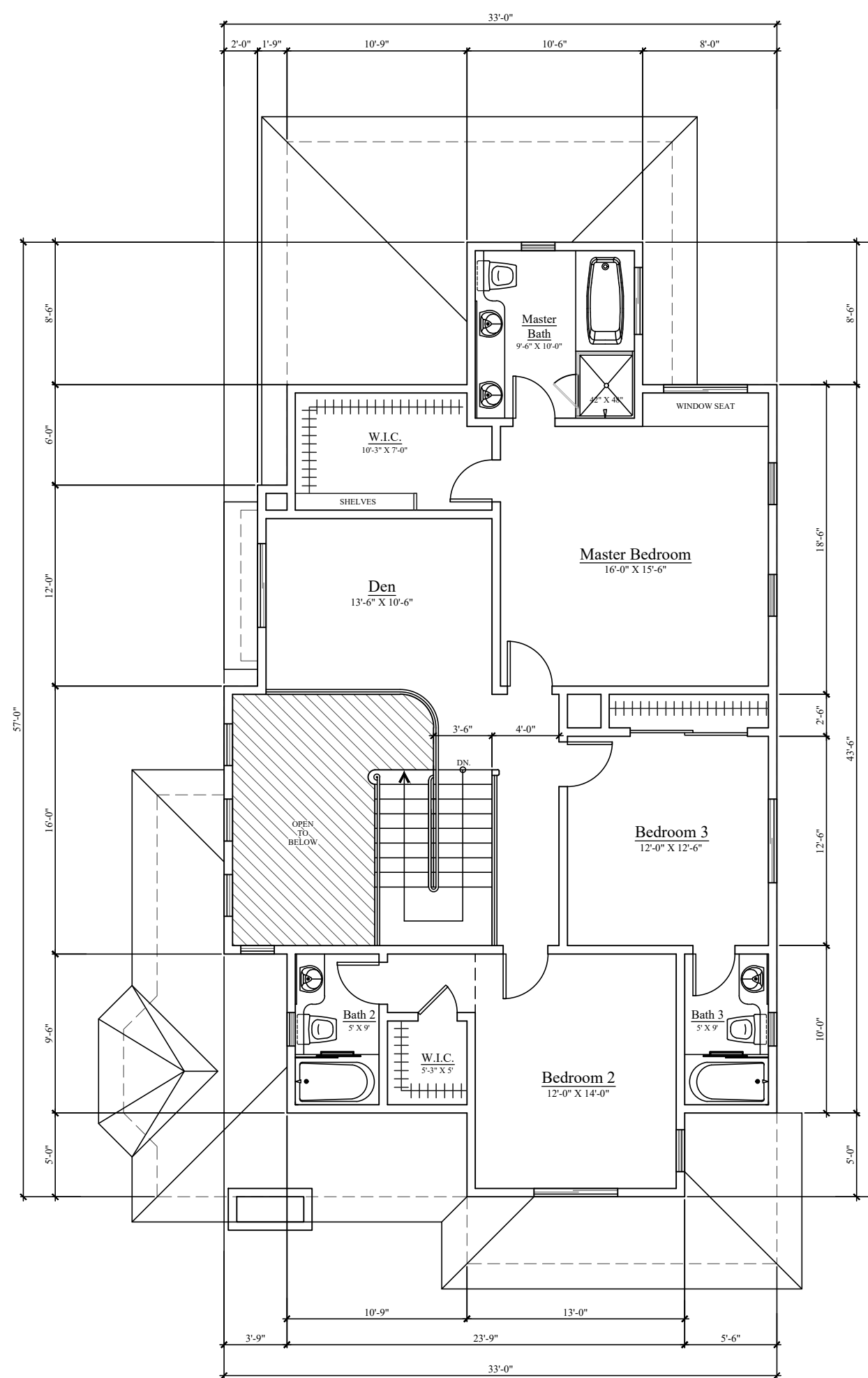


ROOF PLAN
SCALE 1/8" = 1'-0"
CONDO 3

- ELEVATION SPECIFICATIONS**
- 1 CONC. TILE ROOF OVER 30 LBS. FELT ON ROOF SHEATHING (EAGLE ROOFING PRODUCT (APMO ERI1900) APPROX. INSTALLED WEIGHT: 10 PSF (TYP.)
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 - 10 MAIN ENTRY DOOR
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 - 13 STONE VENEER



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"
CONDO 3
1,578 SF (1st)
1,281 SF (2nd)
2,859 SF (Total)



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"
CONDO 3

REVISIONS	BY

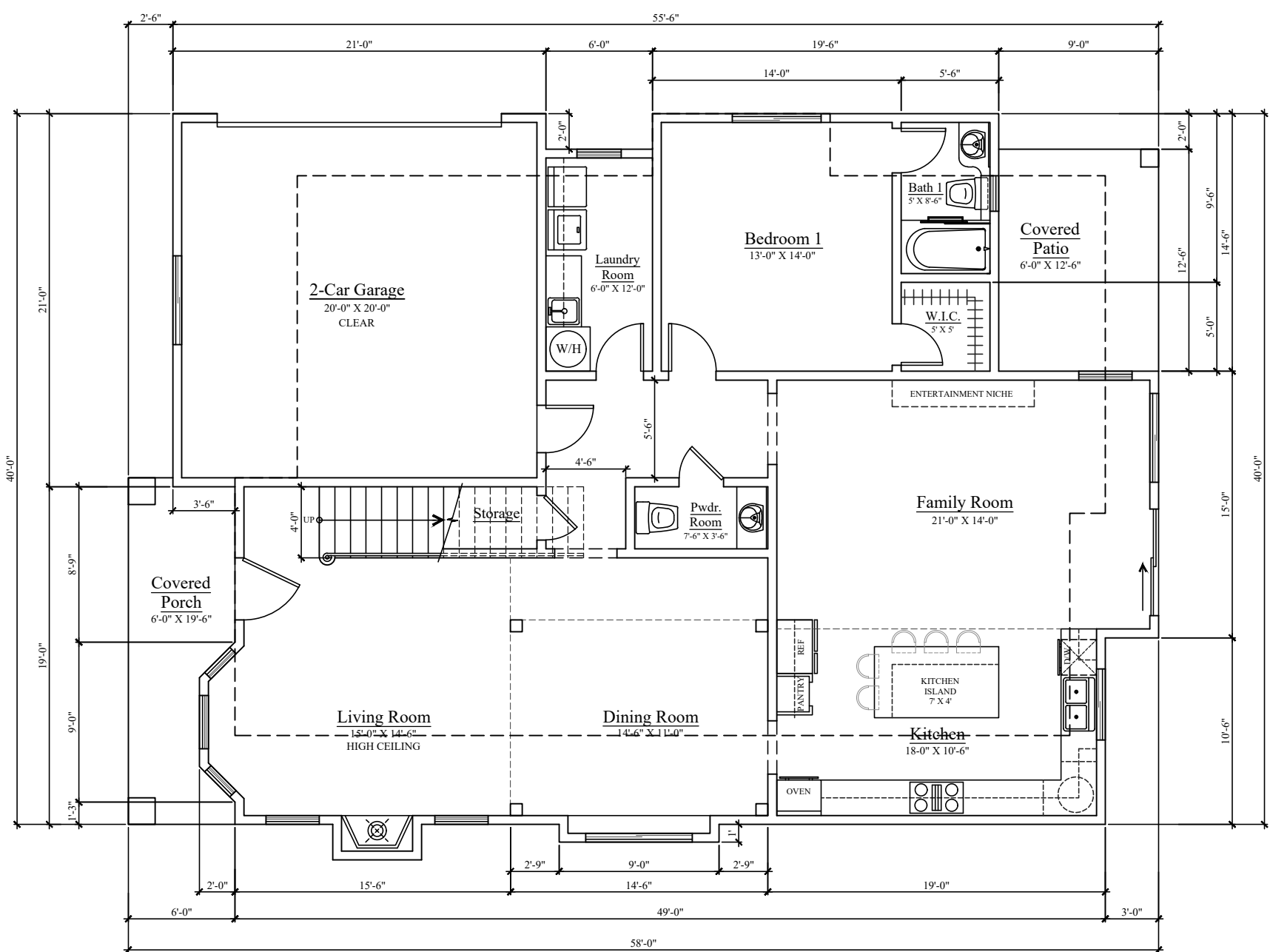
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CONDO 3

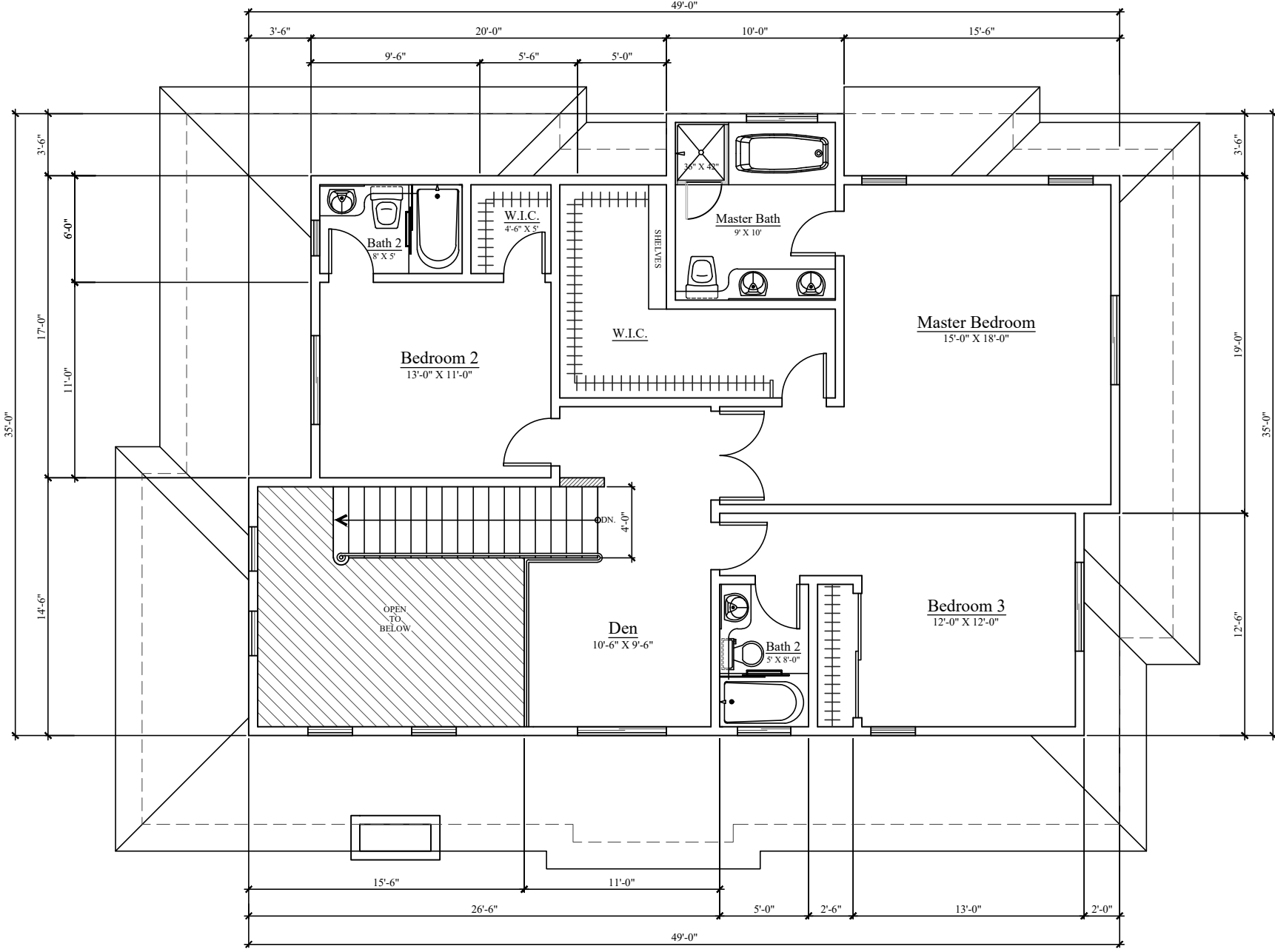
Project Title & Location:
FOUR DETACHED 2-STORY CONDOMINIUMS
8740 BROADWAY & 5423 N. MUSCATTEL AVE., SAN GABRIEL, CA 91776

Date	10-16-2019
Scale	AS SHOWN
Drawn	WN + AD
Job No.	19-0108
Sheet	A-4
Of	Sheets

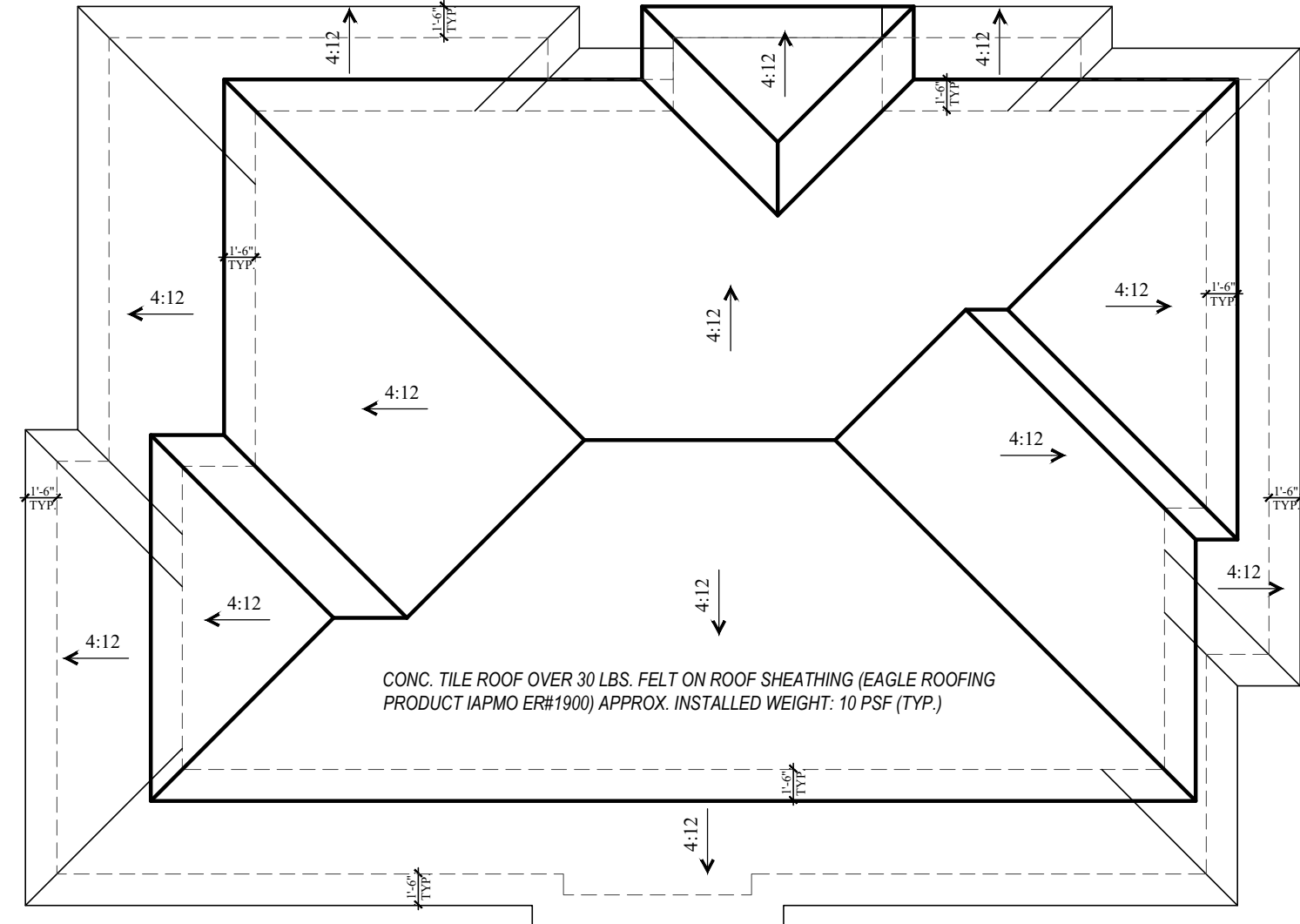


FIRST FLOOR PLAN
SCALE CONDO 4 1/8" = 1'-0"

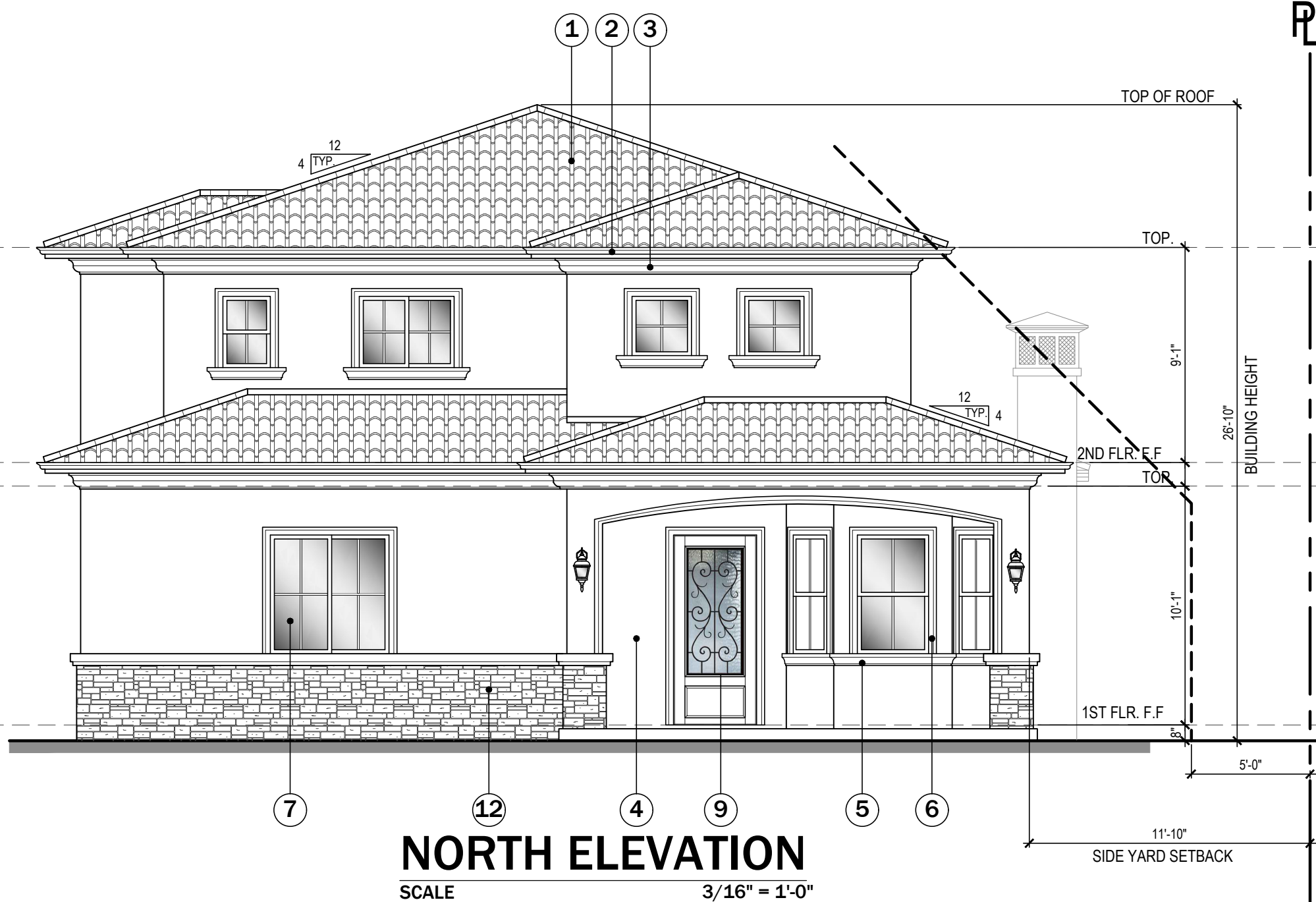
1,571 SF (1st)
1,259 SF (2nd)
2,830 SF (Total)



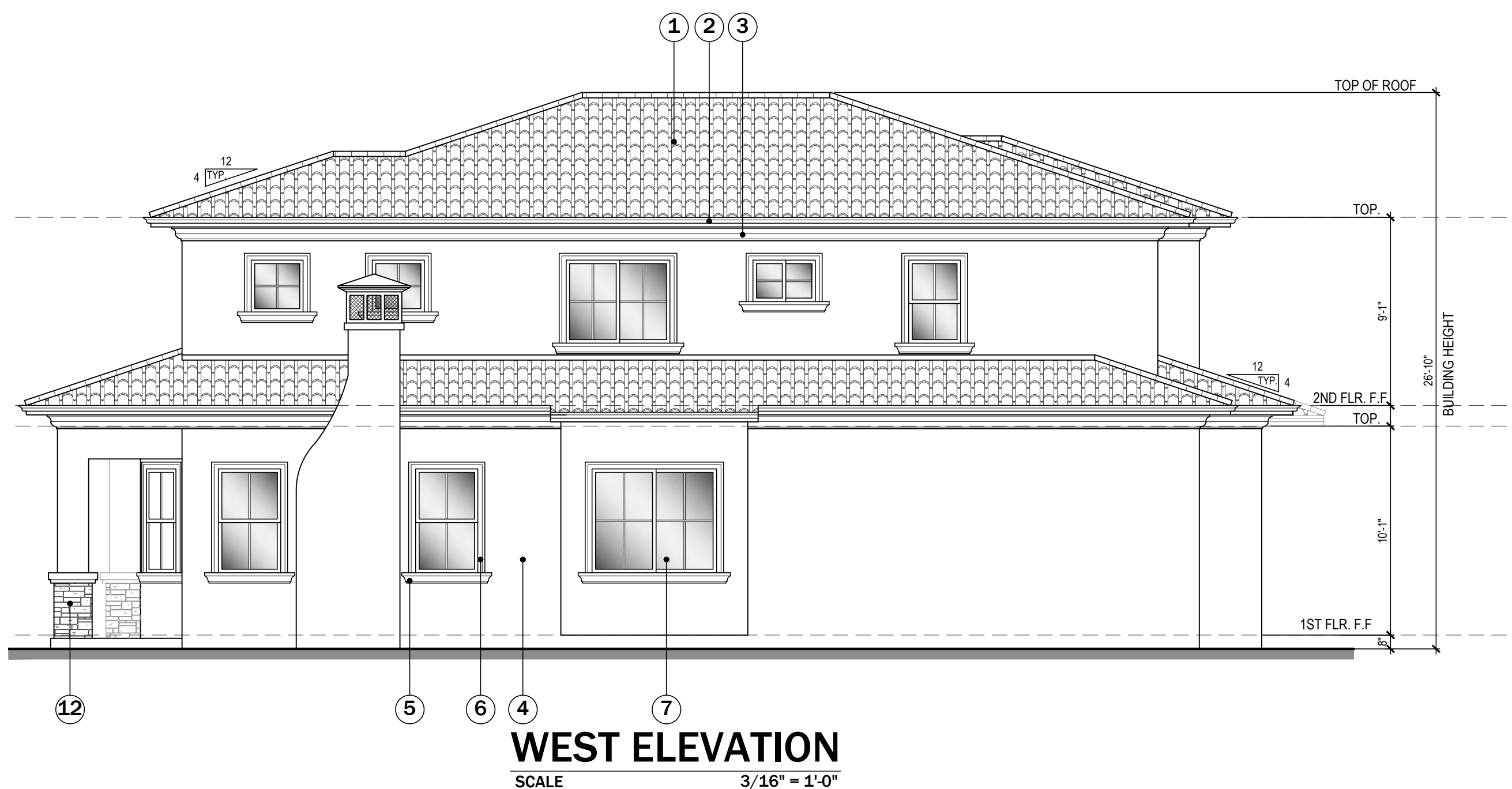
SECOND FLOOR PLAN
SCALE CONDO 4 1/8" = 1'-0"



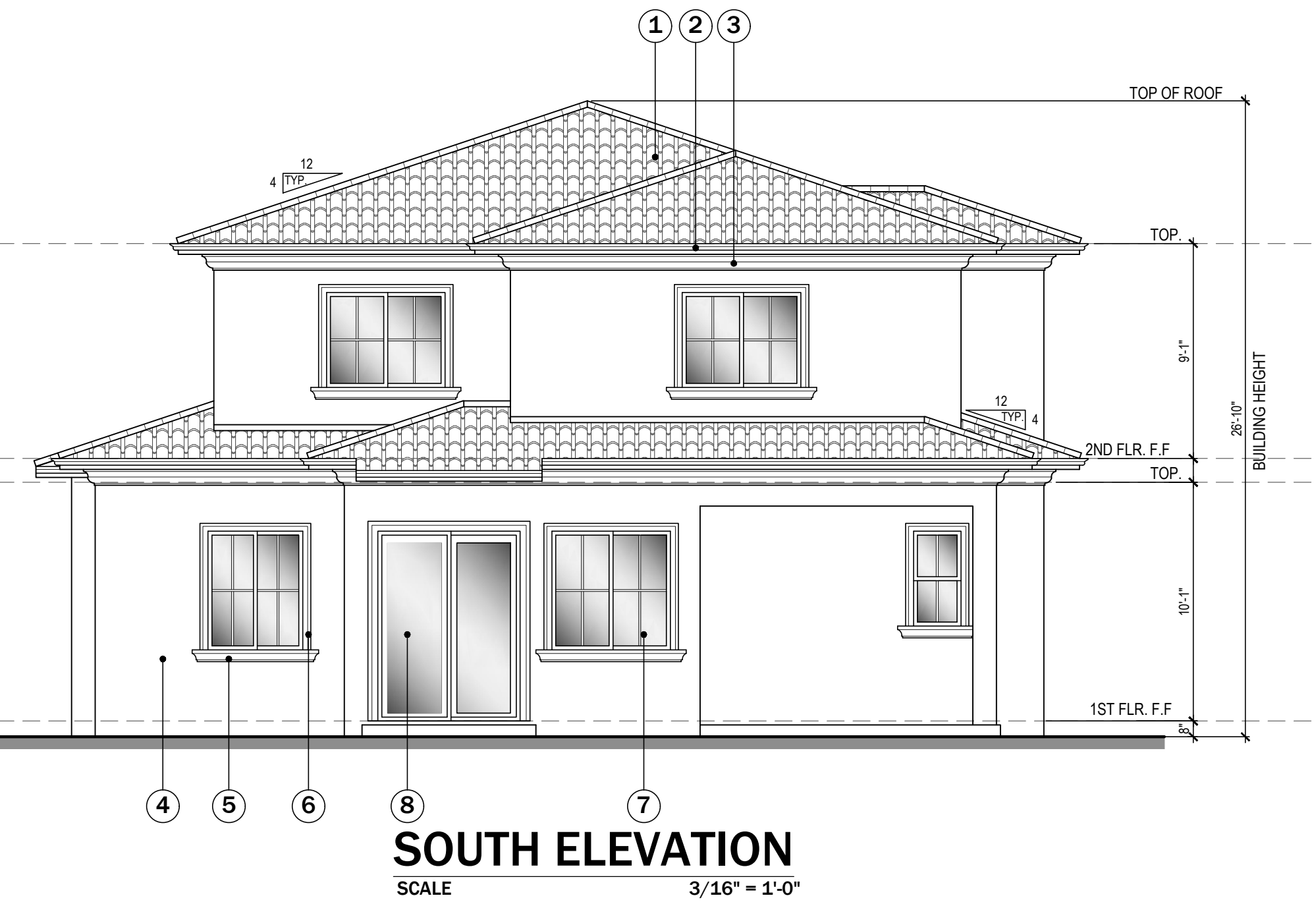
ROOF PLAN
SCALE CONDO 4 1/8" = 1'-0"



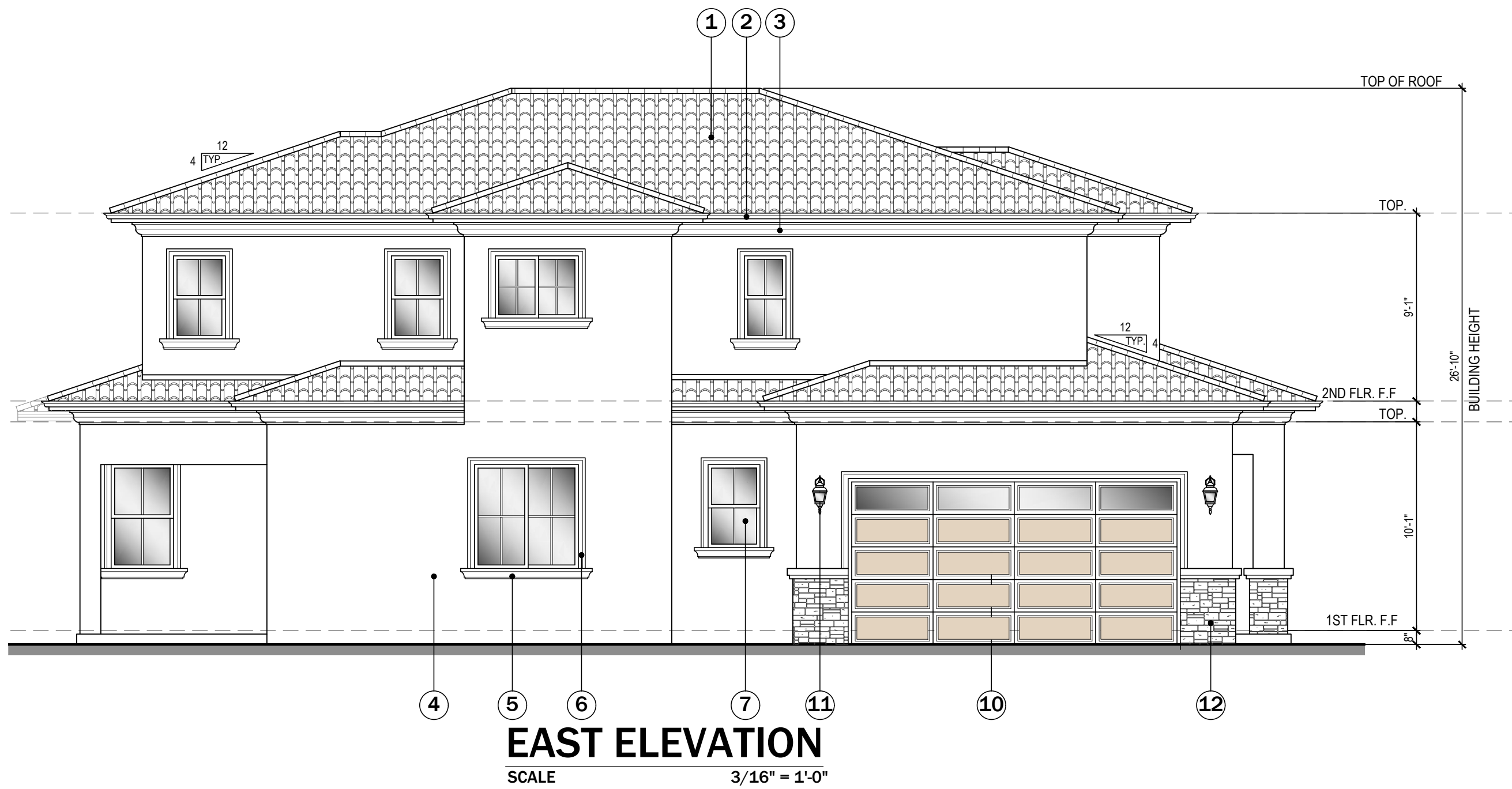
NORTH ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 3/16" = 1'-0"



SOUTH ELEVATION
SCALE 3/16" = 1'-0"



EAST ELEVATION
SCALE 3/16" = 1'-0"

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- 13 STONE VENEER
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REVISIONS	BY

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CONDO 4

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SAN GABRIEL, CA 91776

Date	10-16-2019
Scale	AS SHOWN
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Sheet	A-5
Of	Sheets



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



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

DRP Map Date: **02/13/2024** SCM Date: **11/17/2022** Report Date: **02/28/2024**
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:	\$15,797

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 \$15,797 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: **02/13/2024** SCM Date: **11/17/2022** Report Date: **02/28/2024**
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	3.04	0.0030	3	0.03
M.F. < 5 Units	2.93	0.0030	0	0.00
M.F. >= 5 Units	2.64	0.0030	0	0.00
Mobile Units	4.67	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	\$577,369	\$15,797

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	\$577,369	\$15,797



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 LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
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/

March 14, 2024

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Erica Aguirre

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: LAND DIVISION – TENTATIVE MAP-PARCEL
CASE: RPPL2020000803
PROJECT: PM82931
8740 E BROADWAY SAN GABRIEL CA 91776**

Thank you for the opportunity to review the application and Tentative Map-Parcel request for the subject property. The applicant proposes to construct 4 detached single-family condominium on two adjoining lots.

- ☐ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned 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:



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

1. Drinking Water Program: Potable Water

- 1.1 The project will be required to have an approved safe and reliable potable water source either from an approved onsite source (i.e. ground water well) or permitted nearby public water system that meets water demands of the proposed project.
- 1.2 When a public water system is intended to be utilized as potable water source, submit a copy of a current (issued within the past 12 months) signed water "Will Serve" letter from the approved public water system purveyor in the service area. Conditional "Will Serve" letters may not be accepted until either the conditions are met or agreed to in writing by the applicant, as determined by the Department.

For questions regarding drinking water, please contact Beverly Tway, Drinking Water Program at (626) 430-5420 or btway@ph.lacounty.gov.

2. Land Use Program: Wastewater

- 2.1 The project will be required to have an approved safe and reliable method of wastewater disposal from a permitted nearby public sewer system that meets load demands of the proposed project.
- 2.2 Provide an updated copy of a current (issued within the past 12 months) signed "Sewer Will Serve" letter from the approved public sewer system in the service area. Conditional "Will Serve" letters may not be accepted until either the conditions are met or agreed to in writing by the applicant, as determined by the Department. Ensure that the "Will Serve" letter, lists all applicable addresses for the subject project.

For questions regarding wastewater, please contact Xiomara Santana, Land Use Program, at (626) 430-5380 or xsantana@ph.lacounty.gov

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the project.

3.1 Noise

- 3.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise and 12.08.530 Residential Air-Conditioning.

Joshua Huntington

March 14, 2024

Page 3 of 3

3.2 Air Quality Recommendation

- 3.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides*, which can cause Coccidioidomycosis (Valley Fever). Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning & Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_NOT CLEARED_8740 E. BROADWAY SAN GABRIEL CA 91776_RPPL2020000803_03.14.2024