

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE PARCEL MAP NUMBER 83361 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- The applicant is requesting Tentative Parcel Map No. 83361 to create two parcels on 0.35 net acre (15,375.31 net square feet) in the A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) Zone pursuant to Chapter 21.48 (Minor Land Divisions) of the Los Angeles County (“County”) Code.

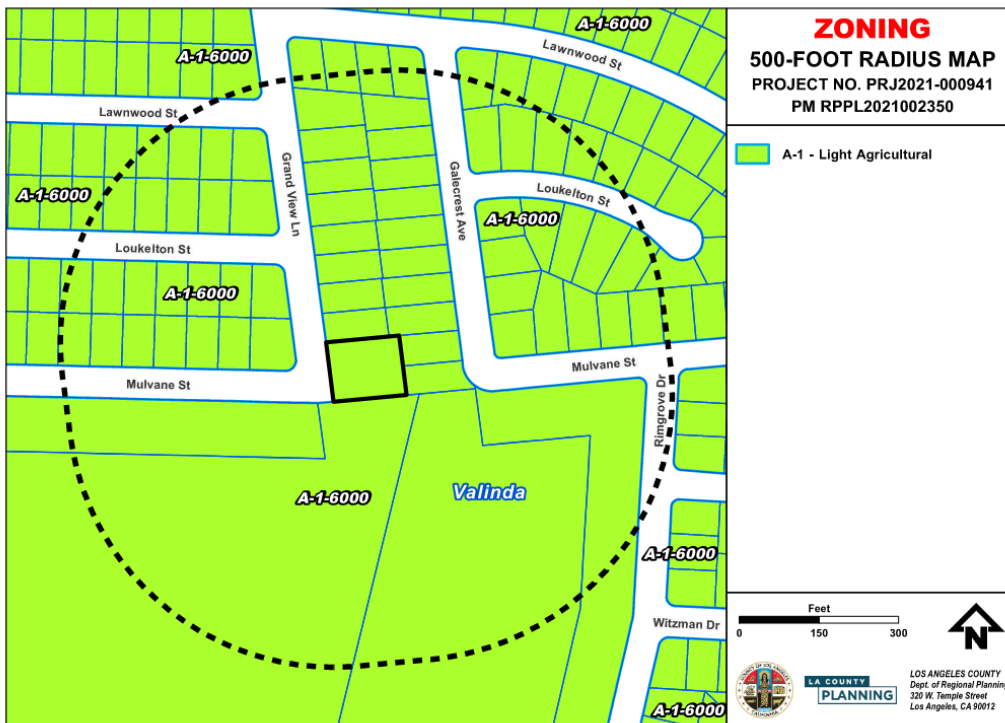
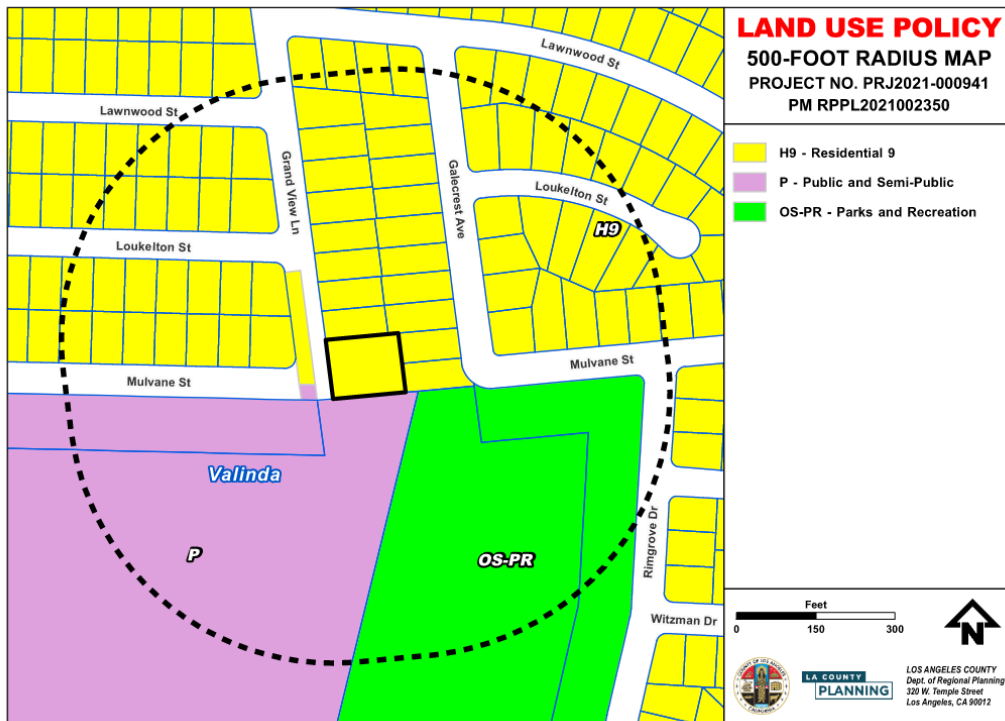
B. Project

The applicant proposes to subdivide a 0.35 net acre (15,375.31 net square-foot) legal lot into two parcels (“Project”). The Project is located at 812 Grandview Lane in the unincorporated community of La Puente (“Project Site”). Both proposed parcels will be accessible from Grandview Lane. Parcel No. 1 will be 0.18 net acres (8,113.06 net square feet) in size and Parcel No. 2 will be 0.17 net acres (7,262.25 net square feet) in size. The existing single-family residence with an attached Junior Accessory Dwelling Unit (“JADU”) and detached Accessory Dwelling Unit (“ADU”) with attached two-car garage will remain on Parcel No. 1. There are no existing structures on Parcel No. 2 and no proposed development at this time.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9 - 0 to 9 dwelling units per net acre)	A-1-6,000	Single-family residences
NORTH	H9	A-1-6,000	Single-family residences
EAST	H9	A-1-6,000	Single-family residences,
SOUTH	H9, OS-PR (Open Space-Parks and Recreation), and P (Public and Semi Public)	A-1-6,000	Single-family residences, Public Park
WEST	H9	A-1-6,000	Single-family residences



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494	Zone 1-Single-Family Residences	September 12, 1927
4291	A-1	October 11, 1943
5565	A-1-6,000	July 18, 1950

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RPPL2020007869	House Addition, JADU and ADU	December 15, 2020

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
N/A	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The Project Site is located within the H9 land use category of the General Plan. This land use category is intended for single-family residences and allows for a maximum density of nine dwelling units per net acre or a total maximum of three dwelling units on the subject property. The proposed Project consists of two residential parcels, with one existing single-family residence with an attached JADU, and detached ADU with an attached two-car garage to remain on Parcel No. 1. The existing residences are compatible with the existing land uses in the area, consisting of primary and accessory residences. Parcel No. 2 will remain vacant at this time, but future proposed development will be required to comply with the applicable development standards for the A-1 Zone. The proposed Project subdivision is consistent with the General Plan's H9 land use category focused on low-density residential uses.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project Site is located in an urbanized and built out low-density residential neighborhood with predominantly single-family residences. No changes are proposed to the single-family home with JADU and detached ADU with attached two-car garage on Parcel No. 1. No construction or further development is proposed on Parcel No. 2 at this time; however, any future development on Parcel No. 2 would be considered infill development, and would need to be compatible in use, design, and density as well as

development standards of Title 22 (Planning and Zoning) of the County Code. Both parcels have access from Grandview Lane, a 60-foot-wide public collector street.

C. Design Compatibility

The Project proposes to create one additional residential parcel for a total of two parcels that are zoned A-1-6,000 for low density residential uses. The existing single-family residence with an attached JADU and detached ADU and two-car garage will remain in place on Parcel No. 1. The proposed plating is consistent with the neighborhood’s lot configuration of rectangular-shaped lots fronting Grandview Lane. Future proposed development on Parcel No. 2 will be subject to applicable development standards of Title 22 (Planning and Zoning) of the County Code and require a separate review and permit.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit B – Draft Findings).

HOUSING ACCOUNTABILITY ACT (“HAA”) & SB 330 APPLICABILITY

The HAA applies to this Project. The HAA limits a local government’s ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, Zoning, and development standards.

The HAA limits a local government’s ability to deny, down-size, or render infeasible housing development projects, both affordable and market-rate units. According to the California Department of Housing and Community Development’s, Housing Accountability Act Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development infeasible if it complies with applicable, objective general plan and zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

- 1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).

- 2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys' fees and could result in substantial fines against the County in a successful court action. A court must award attorneys' fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of \$10,000 per housing unit proposed by the Project. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disproving housing development projects.

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took effect on January 1, 2020 and under SB 8 (effective January 1, 2022), will extend to January 1, 2030. See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of publicly held meetings do not exceed the five-meeting limit. As of January 1, 2020, one meeting will have occurred on the following date:

- Regional Planning Commission Hearing held on April 24, 2024.

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

The proposed Project is required to comply with all applicable subdivision and zoning requirements.

The Project is not subject to the IHO because the Project does not meet the density threshold of five units or more. A project subject to the IHO must meet certain applicability criteria. Depending on the submarket area, the project would then need to meet affordable housing requirements pursuant to a development agreement, specific plan, or local policy. In this case, the Project will result in the creation of one additional parcel and therefore would not meet the five-unit threshold with the potential future single-family residence.

Consistency findings can be found in the attached Findings (Exhibit B – Draft Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by the Subdivision Map Act (Government Code Sections 66474 and 66474.02). The Tentative Map Findings with applicant's responses is attached (Exhibit D – Tentative Map Findings). Staff is of the opinion that the applicant has substantiated the requirements of the Subdivision Map Act.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for two Categorical Exemptions (Class 1, Existing Facilities and Class 15 Minor Land Divisions) under the California Environmental Quality Act ("CEQA") and the County Environmental Reporting Guidelines.

The Project, which involves the creation of two parcels from one existing parcel, qualifies for the Class 1 exemption because it consists of the maintenance of existing private structures, involving negligible or no expansion of the current. The Project has an existing single-family dwelling residence with an attached JADU and detached ADU with attached two-car garage, which are to remain on Parcel No. 1, and does not include any new development on Parcel No. 2 at this time.

The Project also qualifies for the Class 15 exemption because it involves subdividing four or less parcels, was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Project is within a designated urban area meeting Census Bureau (2016) thresholds and considered to be an urban infill project.

The Project Site fronts a public street and will be served by existing infrastructure, and public water and sewer. The Project is consistent with the maximum allowable density set by the property's land use category and will not result in any significant effect on the environment due to unusual circumstances or cumulative impacts. Furthermore, the Project is not located in a particularly sensitive environment, nor contain any sensitive natural resources or other natural features. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. Therefore, there are no exceptions to the exemption and the project is categorically exempt.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

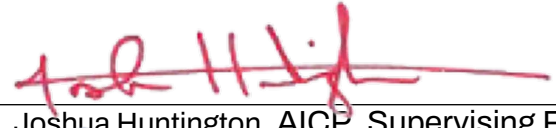
The County Subdivision Committee, comprised of the County Departments of Public Works, Fire, Parks and Recreation, and Public Health as well as LA County Planning, cleared Tentative Parcel Map No. 83361 dated November 29, 2023, and recommended the Project proceed to public hearing with required conditions of approval.

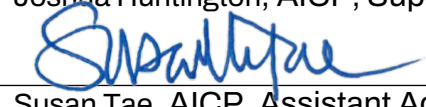
B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report
Reviewed By: 
Joshua Huntington, AICP, Supervising Regional Planner

Report
Approved By: 
Susan Tae, AICP, Assistant Administrator

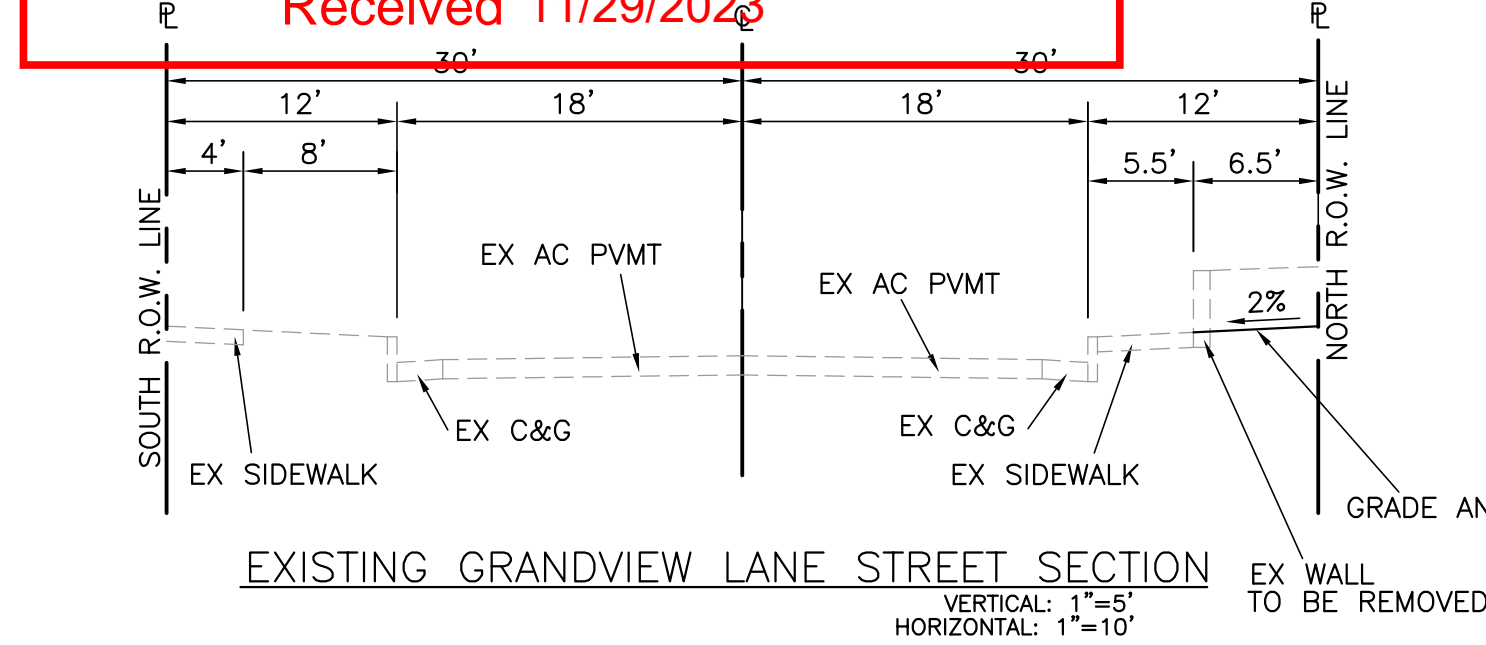
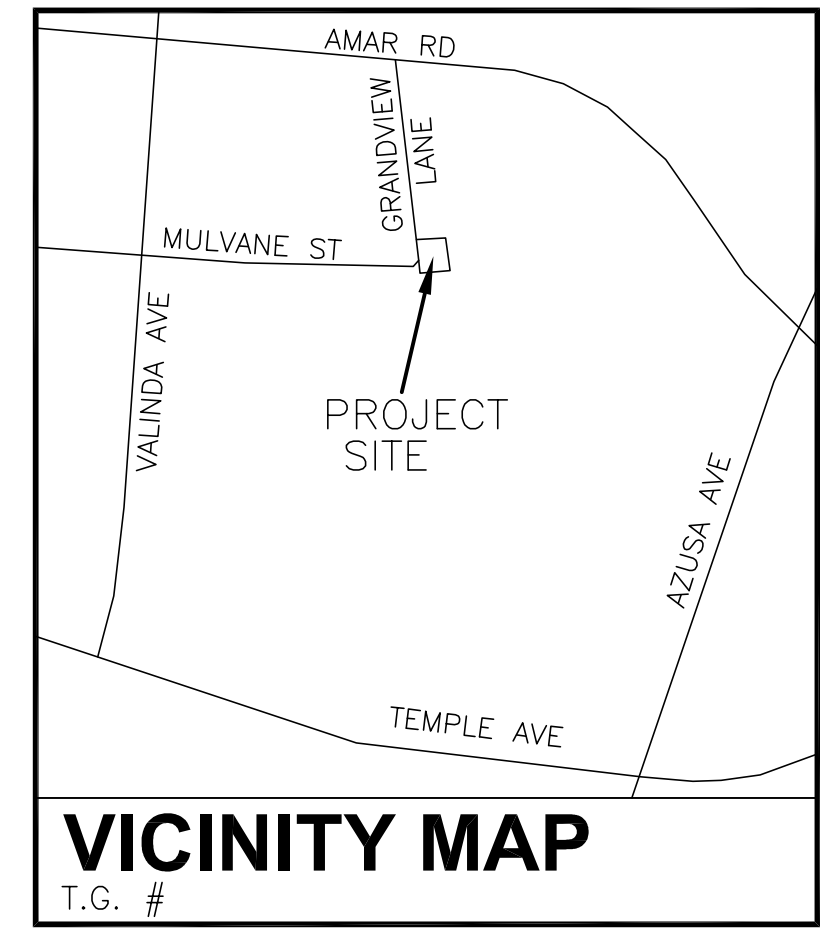
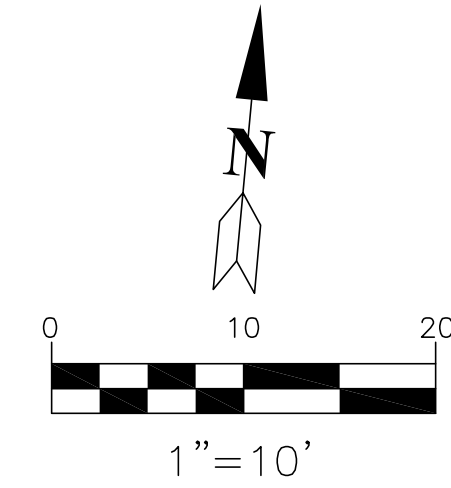
LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Tentative Map No. 83361 dated November 29, 2023
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Tentative Map Findings
EXHIBIT F	Environmental Determination
EXHIBIT G	Photos and Maps

PM83661/Parcel Map
Department of Regional Planning
 Received 11/29/2023

MINOR LAND DIVISION
 TENTATIVE PARCEL MAP NUMBER 83361
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

A PORTION OF LOT 1 OF TRACT NO. 3163, IN THE THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORD IN BOOK 32 PAGE 74 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 8248-014-017



ENTITLEMENT NUMBERS:
 TENTATIVE PARCEL MAP NO. 83361 (RPPL2021002350)

PROJECT INFORMATION:
 APN#: 8248-014-017
 EXISTING ZONING: A-1-6000 (NO PROPOSED CHANGE)
 LOT SIZE: 0.353 ACRE (15,375.31 S.F.)
 EXISTING LOT: 1
 PROPOSED LOT: 2
 PROJECT DESCRIPTION: 2 LOT SUBDIVISION
 EXISTING LAND USE: RESIDENTIAL
 PROPOSED LAND USE: RESIDENTIAL

ENGINEER:
 JACK LEE, RCE 40870
 576 E. LAMBERT ROAD,
 BREA, CA 92821
 TEL: 714.671.1050
 FAX: 714.671.1090

- UTILITIES:**
- WATER - SUBURBAN WATER SYSTEMS
 - SEWER - COUNTY OF LA CONSOLIDATED SEWER MAINTENANCE DISTRICT
 - GAS - SOUTHERN CALIFORNIA GAS CO.
 - ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
 - TELEPHONE - AT&T
 - TRASH - ATHENS WASTE DISPOSAL
 - CABLE TV - FRONTIER COMMUNICATIONS
 - SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

SURVEYOR NOTE:
 BOUNDARY MONUMENTS WILL BE SET BY LS 8407 PRIOR TO THE RECORDING OF THE TRACT MAP.

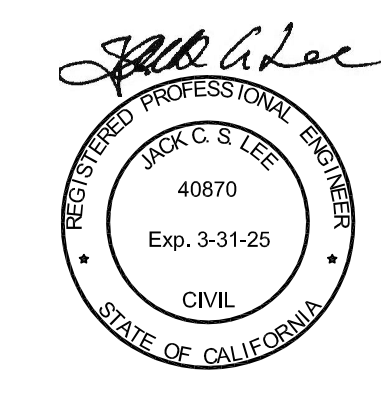
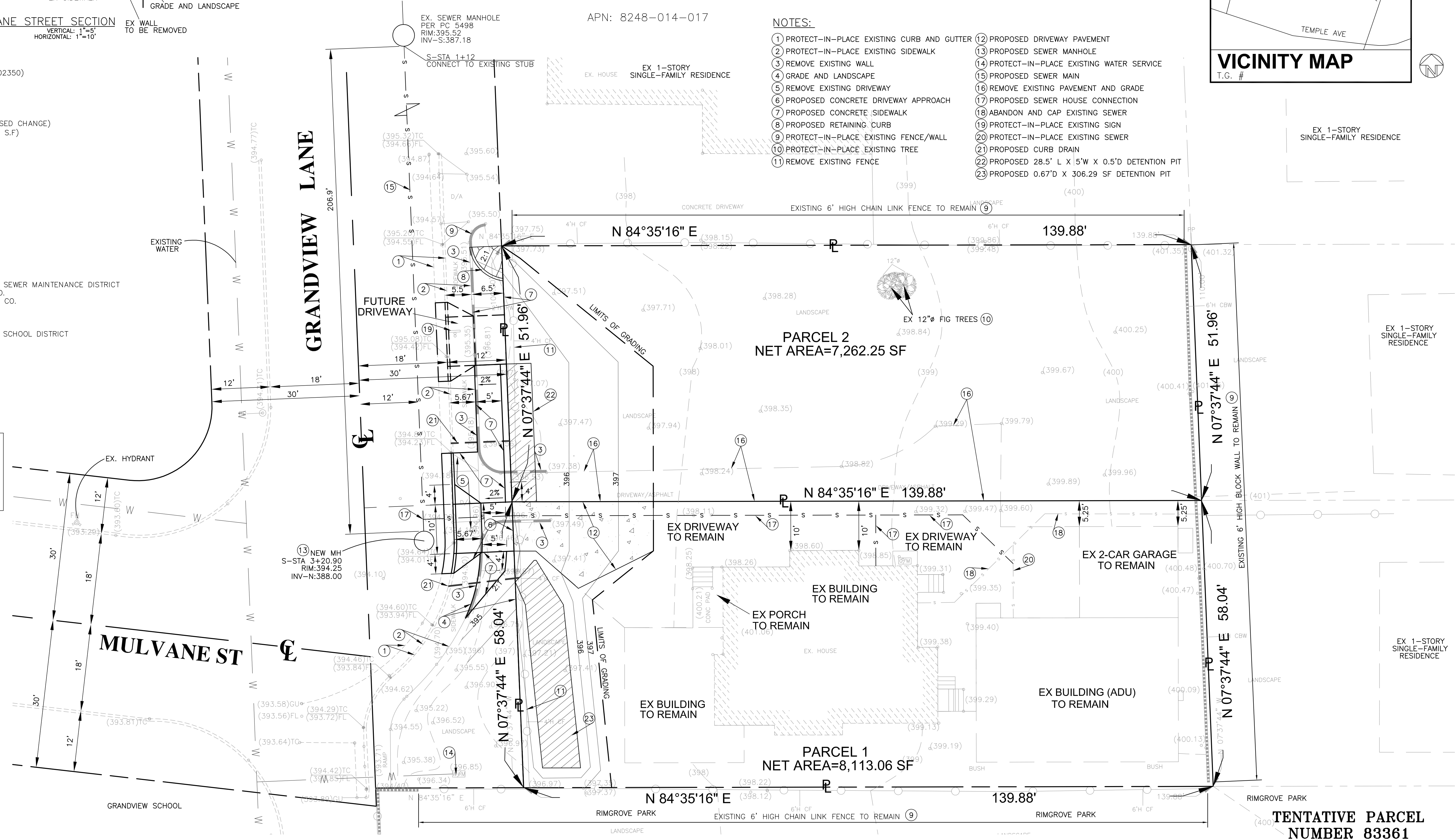
TREE NOTE:
 1. THERE ARE NO OAK TREES ON SITE.
 2. A TOTAL OF FIVE TREE PLANTINGS SHALL BE REQUIRED FOR THE PROJECT AND INDICATED ON A TREE PLANTING PLAN TO BE APPROVED BY REGIONAL PLANNING PRIOR TO FINAL MAP RECORDATION.

GROSS AREA	15,375.31 SF (0.353 ACRE)
NET AREA	15,375.31 SF (0.353 ACRE)

PARCEL NUMBER	1	2
LOT AREA (GROSS)	8,113.06 SF	7,262.25 SF
LOT AREA (NET)	8,113.06 SF	7,262.25 SF
LOT WIDTH	58.04'	51.96'
STREET FRONTAGE	58.04'	51.96'

EASEMENT NOTE:
 AN EXISTING WATER EASEMENT PER BOOK 9366 PAGE 119 PER TITLE REPORT 210-2010010-10 BY ORANGE COAST TITLE IS INDETERMINATE IN NATURE.

- NOTES:**
- PROTECT-IN-PLACE EXISTING CURB AND GUTTER
 - PROTECT-IN-PLACE EXISTING SIDEWALK
 - REMOVE EXISTING WALL
 - GRADE AND LANDSCAPE
 - REMOVE EXISTING DRIVEWAY
 - PROPOSED CONCRETE DRIVEWAY APPROACH
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED RETAINING CURB
 - PROTECT-IN-PLACE EXISTING FENCE/WALL
 - PROTECT-IN-PLACE EXISTING TREE
 - REMOVE EXISTING FENCE
 - PROPOSED DRIVEWAY PAVEMENT
 - PROPOSED SEWER MANHOLE
 - PROTECT-IN-PLACE EXISTING WATER SERVICE
 - PROPOSED SEWER MAIN
 - REMOVE EXISTING PAVEMENT AND GRADE
 - PROPOSED SEWER HOUSE CONNECTION
 - ABANDON AND CAP EXISTING SEWER
 - PROTECT-IN-PLACE EXISTING SIGN
 - PROTECT-IN-PLACE EXISTING SEWER
 - PROPOSED CURB DRAIN
 - PROPOSED 28.5' L X 5'W X 0.5'D DETENTION PIT
 - PROPOSED 0.67'D X 306.29 SF DETENTION PIT



EARTHWORK QUANTITIES:
 CUT: 20 CY
 FILL: 0 CY
 EXPORT: 20 CY

BENCHMARK:
 COUNTY BENCHMARK 4G4087
 RAMSET NR CTR CB RET @ NE COR
 LARK ELLEN AVE & AMAR RD
 56FT N/O & 36FT E/O C/L INT
 ELEVATION: 411.450'

PROJECT LOCATION:
 812 GRANDVIEW LANE,
 LA PUENTE, CA 91744

OWNER/SUBDIVIDER:
 MING YU QU
 812 GRANDVIEW LANE,
 LA PUENTE, CA 91744
 TEL: (626) 267-6333

DRAWN: RR
CHECKED: 12-13-2023
DATE:
JOB NO.: 19-009-023
SCALE: 1" = 10'
FILE NAME:

CALLAND ENGINEERING, INC.
 dba QUARTECH CONSULTANTS
 574 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090

T-1
 SHEET 1 OF 1 SHT.

**PROJECT NUMBER**

PRJ2021-000941

HEARING DATE

April 24, 2024

REQUESTED ENTITLEMENT(S)

Tentative Parcel Map No. 83361 /
 RPPL2021002350
 Environmental Assessment No.
 RPPL2021002375

PROJECT SUMMARY

OWNER / APPLICANT

Ming Yu Qu/Sam Zhou

MAP/EXHIBIT DATE

November 29, 2023

PROJECT OVERVIEW

To create two parcels from an existing 0.35 net acre (15,375.31 net square feet) parcel. The existing single-family residence with a Junior Accessory Dwelling Unit and detached Accessory Dwelling Unit with attached two-car garage will remain on Parcel No. 1. There is no proposed development on Parcel No. 2 at this time.

LOCATION

812 Grandview Lane, La Puente

ACCESS

Grandview Lane

ASSESSORS PARCEL NUMBER(S)

8248-014-017

SITE AREA

15,375.31 net square feet/0.35 net acres

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

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

ZONE

A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area)

PROPOSED LOTS

2

MAX DENSITY LOTS/UNITS

2 lots/units

COMMUNITY STANDARDS DISTRICT (CSD)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption - Existing Facilities

Class 15 Categorical Exemption - Minor Land Divisions

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 21 and 22 of the Los Angeles County Code:
 - Chapter 21.48 (Minor Land Divisions)
 - Section 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:

Michelle Lynch

PHONE NUMBER:

(213) 974 – 6433

E-MAIL ADDRESS:

mlynch@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER**

**PROJECT NO. PRJ2021-000941-(1)
TENTATIVE PARCEL MAP NO. 83361 (RPPL2021002350)**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing on April 24, 2024 in the matter of Project No. PRJ2021-000941-(1) consisting of Tentative Parcel Map No. 83361/RPPL2021002350 (“PM83361”).
2. **ENTITLEMENT(S) REQUESTED.** The subdivider, Ming Qu Yu and Sam Zhou (“Subdivider”), requests PM83361 to create two parcels on 0.35 net acres (15,375.31 net square feet (“Project”) located at 812 Grandview Lane in the unincorporated community of La Puente within the East San Gabriel Valley Planning Area (“Project Site”) pursuant to County Code Chapter 21.48 (Minor Land Divisions).
3. **ENTITLEMENT(S) REQUESTOR.** Unless otherwise apparent from the context, Subdivider or successor in interest (“Subdivider”) shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
4. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 – 0 to 9 dwelling units per net acre) land use category of the General Plan Land Use Policy Map.
5. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area).
6. **SURROUNDING LAND USES AND ZONING.**

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	A-1-6,000	Single-family residences
EAST	H9	A-1-6,000	Single-family residences,
SOUTH	H9, OS-PR (Open Space-Parks and Recreation), P (Public and Semi-	A-1-6,000	Single-family residences, Public Park

	Public)		
WEST	H9	A-1-6,000	Single-family residences,

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 15,375.21 net square feet in size and consists of one legal parcel. The Project Site is rectangular in shape with relatively flat topography and developed with one primary residence with an attached Junior Accessory Dwelling Unit (“JADU”) and accessory buildings. The existing residence with JADU and the detached Accessory Dwelling Unit (“ADU”) with attached two-car garage will remain.

B. Site Access

The Project Site is accessible via Grandview Lane, a 60-foot-wide public collector street and the Project is proposing a new 10-foot-wide driveway approach for Parcel No. 1. Parcel No. 2 is not proposed to be developed as part of the subdivision.

C. Tentative Map

The Tentative Map depicts two parcels. Parcel No. 1 is 58 feet and four inches wide, and Parcel No. 2 is 51 feet and 96 inches wide. Both parcels are 139 feet and 88 inches deep. Each parcel has street frontage along Grandview Lane. Parcel No. 1 will maintain the existing single-family residence with an attached JADU and detached ADU with attached two-car garage. Parcel No. 2 will remain vacant as there is no proposed development as part of the subdivision.

D. Affordable Housing

The Project is not providing an affordable housing component. The Project is not subject to the Inclusionary Housing Ordinance (“IHO”), as it does not propose more than five dwelling units and therefore does not meet the required minimum threshold.

8. CEQA DETERMINATION

Categorical Exemption

Prior to the Commission's public hearing on the Project, County Department of Regional Planning (“LA County Planning”) qualifies for two Categorical Exemptions (Class 1, Existing Facilities and Class 15, Minor Land Divisions) under the California Environmental Quality Act (“CEQA”) and the County Environmental Reporting Guidelines.

The Project qualifies for the Class 1 exemption because it consists of the maintenance of existing private structures, involving negligible or no expansion of use beyond that existing at the time of determination. The Project has an existing single-family dwelling residence with JADU and detached ADU with attached two-car

garage. The Project is not located in a particularly sensitive environment and does not impact an environmental resource of hazardous or critical concern. The Project will not have a significant effect on the environment due to unusual circumstances.

The Project also qualifies for the Class 15 exemption because it involves subdividing four or less parcels, was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

The Project is an urban infill project, which involves the creation of two parcels from one existing parcel. It is consistent with the maximum allowable density set by the property's land use category and will not result in a cumulative impact. The Project Site fronts a public street and will be served by existing infrastructure, and public water and sewer. The project site is improved with the existing residences as noted. The Project Site does not contain any sensitive natural resources or other natural features.

The Project Site fronts a public street and will be served by existing infrastructure, and public water and sewer. The Project is consistent with the maximum allowable density set by the property's land use category and will not result in any significant effect on the environment due to unusual circumstances or cumulative impacts. Furthermore, the Project is not located in a particularly sensitive environment, nor contain any sensitive natural resources or other natural features. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. Therefore, there are no exceptions to the exemption and the project is categorically exempt.

9. **COMMUNITY OUTREACH.** Prior to the Commission's public hearing on the Project, the Subdivider did not perform any public outreach.
10. **PUBLIC COMMENTS.** Prior to the publication of the report to the Commission, LA County Planning Staff had not received public comments.
11. **AGENCY RECOMMENDATIONS.** Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire Department, Department of Parks and Recreation, and Department of Public Health Recommended clearance to public hearing with conditions regarding Tentative Parcel Map No. 83361 dated November 29, 2023.
12. **HEARING PROCEEDINGS.** *Reserved.*
13. **LEGAL NOTIFICATION.** The Commission finds pursuant to Section 21.16.070 (Notice of Public Hearing), and 21.16.075 (Posting) and 22.308.050 (Application and Review Procedures) of the County Code, the community was properly notified of the public hearing by mail, newspapers La Puente Valley Journal and property posting.

Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On March 6, a total of 73 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H9 land use category is intended for single-family residences at a maximum density of nine dwelling units per net acre, or a total of three dwelling units. The Project consists of two parcels on 0.35 net acres (15,375.31 net square feet). There is only one existing single-family residence with accessory structures which will remain, and no additional units are proposed as part of the subdivision. The Project is therefore consistent with the General Plan's maximum three dwelling units for the Project Site.
15. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:
 - *General Plan - Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas ("SEAs").*
 - *Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.*

The Project is proposed in an already developed urbanized area where additional infrastructure and public services are not required. Any future development will be infill in nature as the Project Site is surrounded mostly by similar residential development. Furthermore, the Project Site is not located within an SEA, and no natural resources exist on site.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-1 zoning classification as low-density residential development is permitted in such a zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1).
17. **AREA.** The Commission finds that the Project is consistent with the area standards identified in County Code Section 22.110.130 (Required Area and Width). The Project Site consists of 0.35 net acres (15,375.21 net square feet). Parcel No. 1 will be 0.18 net acres (8,113.06 net square feet) and Parcel No. 2 will be 0.17 net acres (7,262.25 net square feet) in size, which is consistent with the 6,000 net square-foot minimum lot size requirement of the A-1-6,000 Zone. Each parcel meets the required frontage for lots per Section 21.24.290 (Frontage for Lots) as both parcels are directly ac

cessed from Grandview Lane and the lot frontage at the right of was is equal to or greater than the average lot width which is more than 50 feet for each parcel as noted per 22.24.300 (Minimum Frontage).

18. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.16.050 (Development Standards for Zones A-1 and A-2) The yard setback requirements for parcels in the A-1 zone are as follows:

- Front yard setback minimum is 20 feet.
- Rear yard setback minimum is 15 feet.
- Side yard setback minimum is five feet.

On Parcel No. 1. the existing primary residence with attached JADU to remain will maintain a 20.5-foot front-yard setback, five-foot and 10-foot-wide side yard setback and 53.75-foot-wide rear yard setbacks. The detached ADU with attached two-car garage will maintain at the allowed reduced setback of five feet from the rear and side property line per the ADU requirements at the time of approval. Current ADU requirements now allow a four-foot-wide setback from the rear or side yard property lines. Any future development for Parcel 2 will be subject to the A-1 zone requirements and require a separate review and permit.

19. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.070 (Fences and Walls), which states that fences and walls within the front yard area shall not exceed 42 inches, and side and rear fences/walls do not exceed six feet in height. The Project will comply with fence height requirements and existing fences that are in compliance may remain. Any future proposed fence or wall will be required to comply with County Code requirements and shall require a separate review and permit.

20. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.16.050.B (Maximum Height). The existing primary residence is 16 feet and 10/12 inches which is less than the 35-foot maximum requirement. Any future structures will be required to comply with the 35-foot height limit and require a separate review and permit.

21. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.050 (Distances Between Buildings) which requires a minimum distance of 10 feet between all main residential buildings on the same parcel and six feet between accessory dwellings and primary dwellings. On Parcel No. 1, the existing structures will maintain the required distance between the main residential building and accessory structures, which is ten feet between primary structures and six feet for any accessory structure to primary structures.

22. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). Each single-family dwelling must maintain two-covered parking spaces unless converted into an ADU. On Parcel No. 1, the existing single-family dwelling will maintain the detached two-car garage. ADUs are not required to have covered or uncovered parking spaces. Any future development on Parcel No. 2 must also comply with this requirement and require a separate review and permit.
23. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Contents-Information and Documents Required). 20 cubic yards is proposed to be cut and exported off-site. The minimal amount of grading proposed does not require additional entitlements. Any grading review on the proposed parcels will occur after final map recordation.
24. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees), which requires that one tree be planted for every 25 feet of street frontage. A total of four trees will be planted along the 110-foot-wide frontage in compliance with this requirement.
25. **INCLUSIONARY UNITS.** The Commission finds that the Project is not subject to the IHO because it does not meet the criteria based on the proposed dwelling units.

TENTATIVE PARCEL MAP SPECIFIC FINDINGS

26. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project complies with the General Plan policy to promote the provision of an adequate supply of housing by location, type, and price and to promote the full use of existing service systems by proposing two lots within an infill area. The Project Site is in a developed area and is served by existing water and sewer systems.
27. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** In particular, the Project will satisfy *Policy LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs* and *Policy LU 3.3: "Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.* The Project Site is located in an urbanized area and surrounded by existing residential development. Furthermore, the Project Site is not located within an SEA and no natural resources exist on site. The Project would consume less land and resources and can reduce the costs of providing public infrastructure and services.
28. **The Commission finds that the site is physically suitable for the type of development.** The Project Site has sufficient area to accommodate two residential parcels that meet minimum lot area requirements. The setbacks and all development

standards of the A-1-6,000 Zone within an existing residential neighborhood of with primarily single-family residences are being maintained.

29. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is consistent with the General Plan land use designation and maximum allowable density within H9 and complies with all development standards of the A-1-6,000 Zone as on Parcel No.1 , the Project will maintain a 20.5- foot front yard, five-foot and 10-foot side yard and 53.75-foot rear yard setbacks as well as a maximum height of 35 feet and providing two-car covered parking for the existing residence to remain on Parcel No. 1.
30. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat. The subject property is located within a fully developed urbanized/suburban setting and does not contain any sensitive wildlife or habitat environments.
31. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval and the Project will be connected to public water and sewer as such factors have been considered and cleared by the County Subdivision Committee.
32. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.** The design and development as set forth in the conditions of approval and shown on the tentative map provides adequate protection for any such easements.

ENVIRONMENTAL FINDINGS

33. The Commission finds that the Project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Section 15301 and 15315 (Class 1, Existing Facilities and Class 15, Minor Land Divisions) categorical exemptions, on the basis that the Project qualifies for the Class 1 exemption because it maintains the existing private structures, involving negligible or no expansion of use beyond that existing at the time of determination. The Project has an existing single-family dwelling with an attached JADU and a detached ADU with attached two-car garage. The Project is not located in a particularly sensitive environment and does not impact an environmental resource of hazardous or critical concern. The Project will not have a significant effect on the environment due to unusual circumstances,

The Project also qualifies for the Class 15 exemption because it involves subdividing four or less parcels, was not involved in a division of a larger parcel within the previous

two years, and the parcel does not have an average slope greater than 20 percent.

The Project is an urban infill project, which involves the creation of two parcels from one existing parcel. It is consistent with the maximum allowable density set by the property's land use category and will not result in a cumulative impact. The Project Site fronts a public street and will be served by existing infrastructure, and public water and sewer. The project site is maintained with a single-family residence and accessory structures that will remain. The Project Site does not contain any sensitive natural resources or other natural features.

The Project consists of creating two parcels from one existing parcel within an established community and does not propose activity that will have a significant effect on the environment due to unusual circumstances. The Project Site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The Project Site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. Therefore, there are no exceptions to the exemption and therefore the Project is categorically exempt.

ADMINISTRATIVE FINDINGS

34. **HOUSING ACCOUNTABILITY ACT.** The Commission finds the Project is considered a housing development that is consistent with the General Plan and zoning. The Commission finds the Project would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings above.

35. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB 330, the number of publicly held meetings does not exceed the five-meeting limit. One meeting will have occurred as follows:

- Commission Hearing held on April 24, 2024.

36. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th 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

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The Commission finds that the map is consistent with the goals and policies of the General Plan.
- B. The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.

- C. The Commission finds that the site is physically suitable for this type of development.
- D. The Commission finds that the site is physically suitable for the proposed density of development.
- E. The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.
- G. The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) and 15315 (Class 15, Minor Land Divisions Categorical Exemption); and
2. Approves Tentative Parcel Map No. 83361 / RPPL2021002350, subject to the attached conditions.

ACTION DATE: April 24, 2024

JH:EGA:ML
04/10/2024

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-000941-(1)
TENTATIVE PARCEL MAP NO. 83361 (RPPL2021002350)**

PROJECT DESCRIPTION

The project is a subdivision to create two parcels on 0.35 net acres ((15,375.31 net square feet) with existing residential structures to remain on Parcel No. 1, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “Subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or

expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Subdivider or Subdivider's counsel.

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010.
7. **Tentative Parcel Map No. 83361 shall expire on April 24, 2026.** The Hearing Officer may grant one or more-time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
 8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
 9. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$426.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).
 10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department (“Fire”).
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works (“Public Works”) to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Tentative Map, or an approved Amendment Map.
14. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which the Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove, or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

15. This grant shall authorize the creation of two single-family parcels, as depicted on the Tentative Parcel Map No. 83361 dated November 29, 2023.
16. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Parcel Map dated November 29, 2023) consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.
17. A final parcel map is required. A parcel map waiver is not allowed.
18. The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director of LA County Planning (“Director”).
19. The Subdivider shall provide at least 50 feet of street frontage for each lot.

PRIOR TO RECORDATION OF A FINAL MAP

20. The Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the

Director. Based on the frontage width of 110 feet, a minimum of four trees shall be planted: two trees for Parcel No. 1 and two trees for Parcel No. 2.

Attachments:

Exhibit D.1 Department Conditions for Tentative Parcel Map No. 83361 dated November 29, 2023, with Conditions of Approval


The following report consisting of 9 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. 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, unless the final parcel map is waived by the Advisory Agency.
9. 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.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. 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.
11. 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
PM83361L-Rev4-RPPL2021002350
<https://planning.lacounty.gov/case/view/2021-000941>



Phone (626) 458-4921

Date 12-14-2023



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

PARCEL MAP NO.: 83361

TENTATIVE MAP DATE: 11/23/2023

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with the following conditions.

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 05/30/2023, or the latest revision, to the satisfaction of the Department of Public Works.

Review by:  Date: 12/12/2023 Phone: (626) 458-4947
ISAAC CARRERA

Tentative Parcel Map	<u>083361</u>	Tentative Parcel Map Dated	<u>11/29/2023</u>	Parent Tract	<u>3163</u>
Grading By Subdivider? [Y]	<u>20</u> yd ³	Location	<u>La Puente</u>		
Geologist	<u>--</u>	Subdivider	<u>Ming Yu Qu</u>		
Soils Engineer	<u>--</u>	Engineer/Arch.	<u>Cal Land Engineering, Inc.</u>		

Submittal Received by GMED: 11/21/2023

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

1. The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
2. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

Prepared by



[Signature]
Jose J Urquizo
Geotechnical Section



[Signature]
Karin Burger
Geology Section

Date 11/29/2023

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

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



Name David Esfandi Date 12/11/2023 Phone (626) 458-7130
C:\Users\MEsfandi\Desktop\TPM83361e_rev4.doc

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

1. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5' high within the pedestrian sight triangles.
2. The existing wall within the public right of way will need to be removed to the satisfaction of Public Works.
3. Construct new driveways to meet current American with Disabilities Acts (ADA) standards to the satisfaction of Public Works.
4. Construct full-width sidewalk along the property frontage on Grand View Lane. Construct additional sidewalk pop-out along the property frontage in the vicinity of any above ground utilities to meet current ADA requirements to the satisfaction of Public Works
5. Construct a retaining curb with a 2:1 transition and backfill on the northerly side of the property where the landscape meets the neighboring property's wall in the public right of way to the satisfaction of Public Works.
6. Reconstruct the existing driveway on Grandview Lane to meet ADA standards to the satisfaction of Public Works.
7. Reconstruct any non-ADA conforming parkway improvements (sidewalk, driveways, curb ramps, landings, etc) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
8. Construct sidewalk pop-outs to comply with ADA around the driveway on Grandview Lane to the satisfaction of Public Works
9. Underground all new utility lines to the satisfaction of Public Works.
10. Plant street trees along the property frontage on Grandview Lane to the satisfaction of Public Works. Contact Public Works' Road Maintenance Division, Maintenance District 1 office, at (626) 337 1277 to obtain the desirable tree species.
11. Construct all required street improvements or execute an Agreement to Improve

12. Any above ground obstructions, including utility poles, must be a minimum of 4' from the top of "X" of any driveways. In no case should this separation be less than two feet.
13. Repair any improvements damaged during construction to the satisfaction of Public Works.
14. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
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.
16. Submit street improvements plans and acquire street plan approval or direct check status before obtaining a grading permit.
17. Prior to issuance of a Certificate of Occupancy, construct all required street improvements.

PARCEL MAP NO. 83361

TENTATIVE MAP DATE SUBMITTED 11-29-2023

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall install separate house laterals to the proposed sewer main line extension on Grandview Lane to serve each parcel in the land division; or provide house lateral wye for future connection.
3. A sewer area study for the proposed subdivision (PC 12583AS, dated 01/04/2022) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.
5. Off-site improvements are required.


Prepared by Mike Tran
PM83361s-rev4 (conditions)

Phone (626) 458-4921

Date 12-07-2023

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 new fire hydrant or 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 Suburban Water Systems, dated January 4, 2023 will expire on January 4, 2024 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 irrigation 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.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2021002350 PROJECT NUMBER: PM83361
CITY/COMMUNITY: Valinda STATUS: Cleared
PROJECT ADDRESS: 812 Grand View Lane DATE: 12/12/2023
La Puente, CA 91744

CONDITIONS

1. The Fire Department Land Development Unit recommends the clearance of the proposed subdivision and on-site improvements located at 812 Grand View Lane, La Puente.

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

Reviewed by:



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT**



Tentative Map # **83361**
Park Planning Area # **13**

DRP Map Date: **11/28/2023** SCM Date: **02/23/2023**
CSD:

Report Date: **12/04/2023**
Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$4,615

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 \$4,615 in lieu fees.


Trails:

No Trails

Comments:

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 # **83361**
Park Planning Area # **13**

DRP Map Date: **11/28/2023** SCM Date: **02/23/2023**
CSD:

Report Date: **12/04/2023**
Map Type: **Tentative Map - Parcel**

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

$$(P)\text{eople} \times (0.0030)\text{ Ratio} \times (U)\text{nits} = (X)\text{ acres obligation}$$

$$(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- 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 = Proposed Units + Exempt Units

Park Planning Area = **13**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.73	0.0030	1	0.01
M.F. < 5 Units	4.82	0.0030	0	0.00
M.F. >= 5 Units	2.80	0.0030	0	0.00
Mobile Units	4.63	0.0030	0	0.00
Exempt Units			1	0.00
TOTAL			2	0.01

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	\$325,163	\$4,615

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
0.01	0.00	0.01	\$325,163	\$4,615



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

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www.publichealth.lacounty.gov/eh/

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November 29, 2023

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Michelle Lynch

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

**SUBJECT: TENTATIVE MAP - PARCEL
CASE: RPPL2021002350
PROJECT: PM83361
812 GRAND VIEW LANE LA PUENTE CA 91744**

Thank you for the opportunity to review the application for the subject property. The project proposes to create two single-family parcels on 0.34 (gross) acres with one existing building to remain. The applicant provided a revised Tentative Parcel Map Number 83361 dated November 29, 2023.

This approval is conditioned by the proposed use of public water and public sewer. The applicant provided a sewer "Will Serve" letter dated September 1, 2023, from the Los Angeles County Sanitation Districts and a "Conditional Statement of Water Service" from Suburban Water Systems dated January 4, 2023. Any change of methods for the provision of potable water and sewage disposal shall invalidate this approval. The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles.

Joshua Huntington
November 29, 2023
Page 2 of 2

- 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:

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

CC:va
DPH_CLEARED_812 GRAND VIEW LANE LA PUENTE CA 91744_RPPL2021002350_11.29.2023

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	April 10, 2024
PROJECT NUMBER:	PRJ2021-000941-(1)
PERMIT NUMBER(S):	Tentative Parcel Map No. 83361 / RPPL2021002350 Environmental Assessment No. RPPL2021002375
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	812 Grandview Lane, La Puente
OWNER:	Ming Yu Qu
APPLICANT:	Sam Zhou
CASE PLANNER:	Michelle Lynch, Senior Planner mlynch@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies for a Categorical Exemptions Class 1, Existing Facilities and Class 15, Minor Land Divisions) under the California Environmental Quality Act (“CEQA”) and the County Environmental Reporting Guidelines.

The project qualifies for the Class 1 exemption because it consists of the maintenance of existing private structures, involving negligible or no expansion of use beyond that existing at the time of determination. The project has an existing single-family dwelling residence with Junior Attached Dwelling Unit (JADU) and Accessory Dwelling Unit (ADU) and detached ADU with attached two-car garage. The project is not located in a particularly sensitive environment and does not impact an environmental resource of hazardous or critical concern. The project will not have a significant effect on the environment due to unusual circumstances.

The project also qualifies for the Class 15 exemption because it involves subdividing four or less parcels, was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project is an urban infill project, which involves the creation of two parcels from one existing parcel. It is consistent with the maximum allowable density set by the property's land use category and will not result in a cumulative impact. The project site fronts a public street and will be served by existing infrastructure, and public water and sewer. The project site is improved with a single-family residence with JADU and detached ADU with attached two-car garage that will

remain. The project site does not contain any sensitive natural resources or other natural features.

The project consists of creating two parcels from one existing parcel within an established community and does not propose activity that will have a significant effect on the environment due to unusual circumstances. The project site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The project site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources.

The project site fronts a public street and will be served by existing infrastructure, and public water and sewer. The Project is consistent with the maximum allowable density set by the property's land use category and will not result in any significant effect on the environment due to unusual circumstances or cumulative impacts. Furthermore, the project is not located in a particularly sensitive environment, nor contain any sensitive natural resources or other natural features. The project site is not included on a list maintained by the California Department of Toxic Substances or the Regional Water Quality Control Board. The project site also does not contain any registered historic resources that could be eligible for listing and would not affect any off-site historical resources or potential historical resources. Therefore, there are no exceptions to the exemption and the project is categorically exempt.



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

TENTATIVE MAP FINDINGS

Pursuant to the Subdivision Map Act (Gov Code Sections 66474 and 66474.02), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.

Yes, since the proposed subdivision will now reduce the size of the lot to two lots that are similar to surrounding lots. The proposed parcel: 8248-014-017 with a lot gross area 15375 SF (it is a double lot size as adjacent parcel), with a lot width of 110' (it is twice size as adjacent parcel). I am listing these 2 parcel: 1) adjacent parcel at north, 8248-014-017. Lot size 6600 SF, lot width 55'; 2) adjacent parcel at east, 8248-014-018. Lot size 6050 SF, lot width 55'. The map will now be similar to the said adjacent parcels.

b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.

Yes, since the use of the lot will still be single-family residence, similar to all surrounding lots. We intend to building single story house on both new created parcels. With the ceiling height 8'-9' and with roof slope 4/12. The building height of the existing or new house will be under 18'. We will design gable shingle roof, stucco wall finish, white vinyl windows. This design will match the existing building and the surrounding buildings.

Rev. 03/2019

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c) The site is physically suitable for the type of development.

Yes, since the lot is large enough to be subdivided into two lots and that each lot would be similar in size and use to surrounding lots. The lot is regular lot with rectangle shape and located in a flat finish grade. Both new created parcels will have a shared access to public street. It is very suitable for proposing a lot division.

d) The site is physically suitable for the proposed density of development.

We will proposed a main house, a JADU and an ADU in the created south lot (Lot 1). We will proposed a main house and an ADU in the new created north lot (Lot 2). Per the code, the ADU and JADU is not considered a single-family house, and they will not be calculated/ included in the density. Also there is not floor area ratio and lot coverage control on this zoning. So the proposed development have met the zoning development standard. We have submit the architect site plan, floor plan to one-stop-meeting RPPL2020002194. Per the planner on one-stop-meeting, this building design meets the zoning development standard.

e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Yes, since there are no known existing fish or wildlife habitat in the proposed lots. Nor will this project propose any adverse impact to any potential downstream habitats by being consistent with the general plan of the surroundings and by following Low Impact Development standards.

f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Yes, since this is just a proposed residential project that will not propose any type of major environmental hazards and pollution.

g) The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by judgement of a court of competent jurisdiction, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Yes. There is only one easement of record in the property and it is indeterminate in nature.

Therefore, no easements should be affected.

h) For an area located in a state responsibility area or a very high fire hazard severity zone, the

subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

Not applicable. The project is not in a state responsibility area nor a very high fire hazard severity zone.

i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

Not applicable. The project is not in a state responsibility area nor a very high fire hazard severity zone.



1



2



3



4



5



6





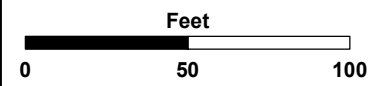
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2021-000941

PM RPPL2021002350

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023



LA COUNTY
PLANNING

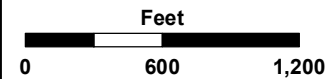
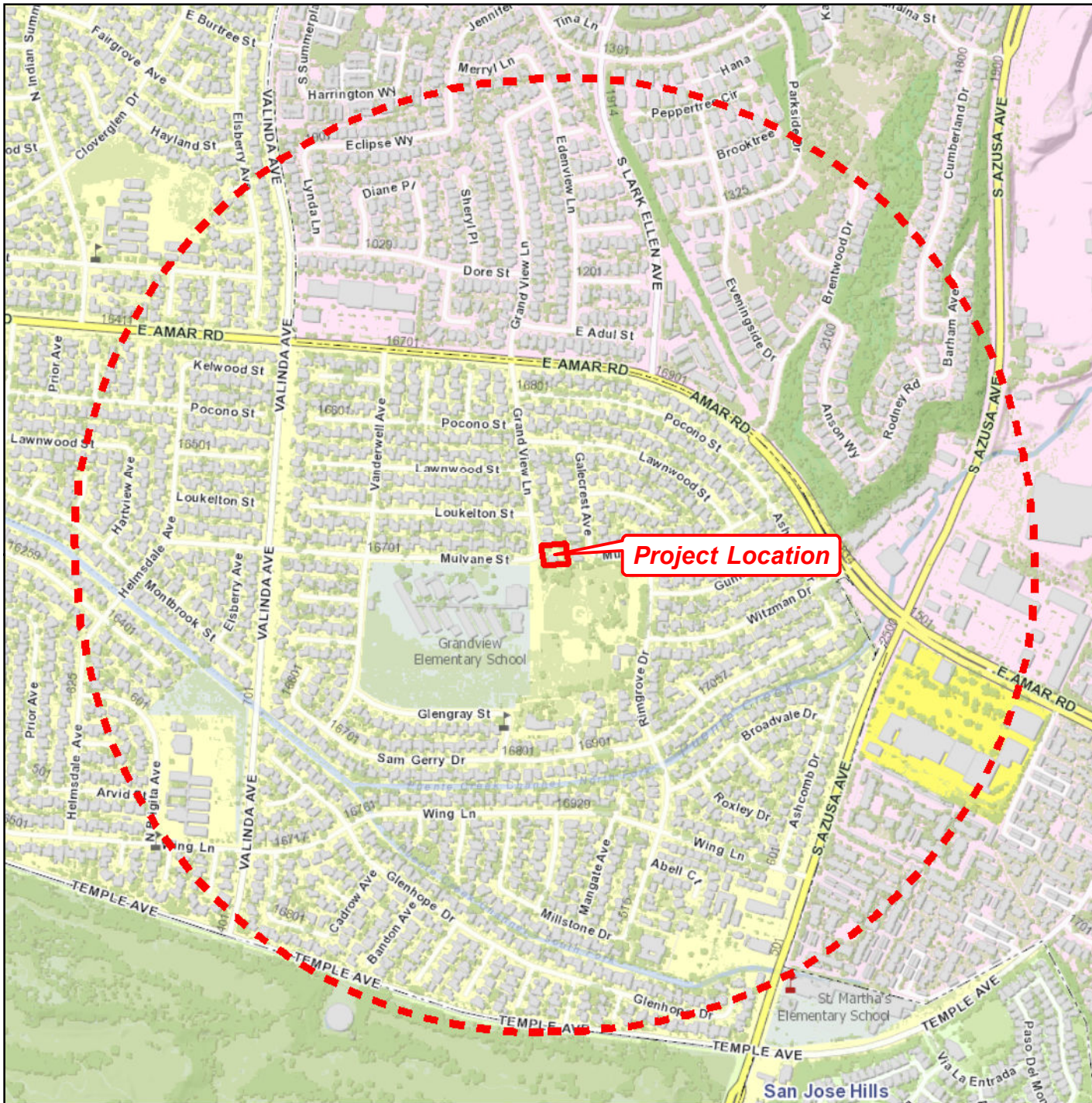
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2021-000941

PM RPPL2021002350



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