



PROJECT NUMBER PRJ2020-000463
IST MEETING DATE 10/17/2024 TBD

REQUESTED ENTITLEMENTS
Tentative Parcel Map No. 82931
(RPPL2020000803)
Environmental Assessment No. RPPL2020000804
Administrative Housing Permit No.
RPPL2024003749

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

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

MAP/EXHIBIT DATE:

9/10/2024

REPORT DATE:

10/10/2024

PROJECT OVERVIEW

Tentative Parcel Map

This is a request to merge two existing parcels on 24,812 net square feet (0.57 net acres) and create one L-shaped multi-family lot with four detached condominium units. All existing structures will be demolished as a condition of approval.

Administrative Housing Permit

This is required for the proposed set aside of Unit Nos. 2 and 3, which will be affordable to lower income households at the 80% Area Median Income, as noted on the condo Exhibit Map.

Grading

The project includes 100 cubic yards "cy" of grading including 50 cy of cut and 50 cy of fill, to be balanced onsite.

MAP STAGE

☒ Tentative ☐ Revised
Approved Tentative ☐ Amendment to
Approved Tentative/Exhi
bit ☐ Modification
to a Recorded
Map ☐ Other:

MAP STATUS

☐ Initial
Submittal ☐ 1st Revision ☐ 2nd
Revision ☒ 5th Revision (fee required) ☐ Other:

LOCATION

8740 E. Broadway and 5424 N. Muscatel
Avenue

ACCESS

Broadway and Muscatel Avenue

ASSESSORS PARCEL NUMBERS

5388-029-042, -043

SITE AREA

30,114 gross square feet
(0.69 gross acres) / 24,812
net square feet (0.57 net
acres)

ZONED DISTRICT

East San Gabriel

GENERAL PLAN

General Plan

PLANNING AREA

East San Gabriel Valley

SUP DISTRICT

1st

LAND USE DESIGNATION

H9 (Residential 0-9 Dwelling Units Per Net
Acre)

ZONE

A-1 (Light Agricultural – 5,000
Square Foot Minimum Required
Lot Area)

PROPOSED UNITS

4 Units

MAX DENSITY/UNITS

5 Units

COMMUNITY STANDARDS DISTRICT (CSD)

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

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 - Categorical Exemption

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

PREVIOUS CASES

PM 82737 is void.

LA COUNTY PLANNING COMMENTS AND HOLDS

At this time, LA County Planning **recommends** approval of the tentative map.

☒ Deemed Complete, Date: 2/13/2024

☐ Deemed Incomplete

Environmental Determination:

Cleared ☒ Hold ☐

General Plan Consistency and Design Review Recommendations

Cleared ☒ Hold ☐

Tentative Map/Exhibit Map/"A":

Cleared ☒ Hold ☐

Housing Permit:

Cleared ☒ Hold ☐

Burden of Proof /Findings for All Entitlements:

Cleared ☒ Hold ☐

Administrative/Other:

Cleared ☒ Hold ☐

Additional Notes/Final Map Conditions:

1. Final Map Condition: Submittal of draft CC&Rs will be required for access, and maintenance of the private driveway and fire lane, landscaping, common areas, etc. prior to final map recordation.
2. This project is required to comply with [Section 21.32.195 \(On-Site Trees\)](#) that requires the onsite tree planting of one tree per each 25 feet of existing and proposed street/lot frontage located within the subject property. Given the total **148.47 linear feet of street frontage**, you will need to plant a total of **six** native and/or drought tolerant trees. Compliance with this requirement is reviewed during the Final Map stage. An updated landscape plan is required as a condition of approval that should depict the location of the six trees along the project street frontages (three trees in the front yard along Broadway and three trees in the front yard along Muscatel Ave prior to the recordation of the Final Map.

Regional Planning Commission Hearing Date:

The project hearing date is tentatively set for Wednesday, December 11, 2024. Please confirm the hearing date as well as required next steps, including onsite noticing requirements with the assigned planner, Erica G. Aguirre: eaguirre@planning.lacounty.gov.

The following report consisting of 10 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.

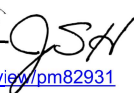
8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that 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)

Page 3/3

TENTATIVE MAP DATED 09-10-2024
EXHIBIT MAP DATED 09-10-2024

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-Rev5-RPPL2020000803
<https://case.planning.lacounty.gov/case/view/pm82931>

Phone (626) 458-4921

Date 09-30-2024



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

PARCEL NO.: 082931

TENTATIVE MAP DATE: 09/10/2024

EXHIBIT MAP DATE: 09/10/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

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

Review by: _____

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

CHRISTIAN ASCENCIO

Date: 09/24/2024

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:

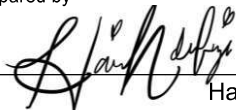
Geologic Report(s) Dated: -
Soils Engineering Report(s) Dated: -
Geotechnical Report(s) Dated: -
References: -

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

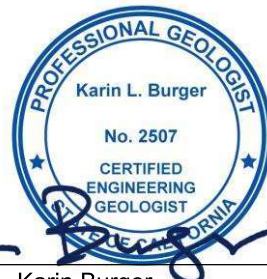
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- 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

TENTATIVE MAP DATED 09-10-2024
EXHIBIT MAP DATED 09-10-2024

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.

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

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

12. Plant street trees along the property frontage on Muscatel Avenue to the satisfaction of Public Works.
13. Underground all new utilities to the satisfaction of Public Works.
14. Submit detailed signing and striping plans to the satisfaction of Public Works. Contact Kent Tsujii at 626 300-4776 for more information.
15. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

Prepared by Ambria Vasquez
pm82931R 

Phone (626) 458-4921

Date 09-26-2024



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

PARCEL MAP NO.: 82931

**TENTATIVE MAP DATED 09-10-2024
EXHIBIT MAP DATED 09-10-2024**

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

1. A sewer area study for the proposed subdivision (PC12529AS, dated 05-27-2020) 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.
2. The subdivider shall install separate house laterals to the existing sewer main line in Muscatel Avenue and East Broadway to serve each building in the land division.

Prepared by Justin Dulay
PM82931s-R5

A handwritten signature in blue ink, appearing to read 'Justin Dulay', with a horizontal line underneath it.

Phone (626) 458-4921


Date 09/25/2024

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

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

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

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

Prepared by Ambria Vasquez
pm82931w 

Phone (626) 458-4921

Date 09-26-2024



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

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

CONDITIONS

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

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

OWNER:
QUAN GUANG WU
1130 RODEO RD.
ARCADIA, CA 91006
PH: (323)-855-8788

PREPARED BY:
HANN, KONG, & FEE
ENGINEERS, INC.
11819 GOLDING ROAD, UNIT A
ARCADIA, CA 91006
PH: 626-263-5588
FAX: 626-263-5599

BENCH MARKS:
LA COUNTY PUBLIC WORKS 2005
QUAD BENCH NO. 105196
ELEVATION = 397.944 L&SP IN W
CB 20FT S/O BCR @ SW COR)
BROADWAY & MUSCATEL AVE. SOUTH
SURVEY WAS PROVIDED BY ALFRED J.
THELWELL, LS 6993 ON NOVEMBER 15, 2018

EARTH WORKS:
OUT: 50 CY
FILL: 50 CY
IMPORT: 0
EXPORT: 0

NOTES:
APN NUMBERS: 5388-029-042 & 043
ZONING: A-1 (PROPOSED)
ZONING: A-1 (PROPOSED)
NO. OF EX. LOTS: 2
NO. OF EX. UNITS: 3
NO. OF PROP. LOTS: 1
PROPOSED UNITS: 4
PARKING: 8 (4 GARAGES)
PROP. USE OF THE LOTS: 4-UNIT CONDOMINIUM
EX. LAND USE CATEGORY: H-9
PROP. LAND USE CATEGORY: H-9
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

EXHIBIT MAP
MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 82931
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION A OF PORTION OF LOT 4 OF THE HUBBARD RANCH TRACT,
AS PER MAP RECORDED IN BOOK 10 PAGES 173 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO OAK TREES ON SITE.
ALL COMMON AREAS, INCLUDING THE PRIVATE DRIVE AND FIRE LANE WILL BE MAINTAINED BY THE HOA.

MUSCATEL AVE.

NOTE:
DRAINAGE IMPROVEMENTS NOT TO BE MAINTAINED BY LAGCD.

CONSTRUCTION NOTE:

- 1) PROPOSED NEW CURB AND GUTTER.
- 2) PROPOSED DRIVEWAY APPROACH.
- 3) PROPOSED 4" VCP SEWER LATERAL.
- 4) PROPOSED ASPHALT BERM.
- 5) PROPOSED ASPHALT CATCH BASIN.
- 6) PROPOSED WATER METER.
- 7) PROPOSED CATCH BASIN.
- 8) PROPOSED DRAINAGE PIPES.
- 9) PROPOSED UNDERGROUND INFILTRATION CHAMBER.
- 10) PROPOSED PARKWAY DRAIN.
- 11) PROPOSED ASPHALT PAVING.
- 12) PROPOSED CONCRETE SIDEWALK.
- 13) PROPOSED LANDSCAPE.
- 14) EX. CURB AND GUTTER TO BE REPLACED.

EASEMENT NOTES:

- 1) PROPOSED 20' WIDE PRIVATE DRIVEWAY
- 2) AND FREELANE.
- 3) PROPOSED 10' WIDE STREET DEDICATION.

CONCRETE BUILDING DATA

UNITS	CONDO 1	CONDO 2	CONDO 3	CONDO 4
1ST FLOOR LIVING AREA	1,513 SF	1,513 SF	1,513 SF	1,513 SF
2ND FLOOR LIVING AREA	1,513 SF	1,513 SF	1,513 SF	1,513 SF
TOTAL LIVING AREA	3,026 SF	3,026 SF	3,026 SF	3,026 SF
FRONT COVERED PORCH	71 SF	64 SF	36 SF	75 SF
REAR COVERED PATIO	NA	NA	NA	75 SF
ATTACHED CAR GARAGE	40 SF	40 SF	40 SF	40 SF
TOTAL AREA FOR U.S.A.	3,066 SF	3,066 SF	3,066 SF	3,066 SF
TOTAL AREA FOR U.S.A. (0.69AC)	3,014 SF	3,014 SF	3,014 SF	3,014 SF
PRIVATE LANDSCAPING AREA	1,000 SF	1,000 SF	1,000 SF	1,000 SF
PRIVATE OPEN SPACE AREA	1,000 SF	1,000 SF	1,000 SF	1,000 SF

LOT AREA TABLE	BEFORE DEDICATION	AFTER DEDICATION
GROSS	30,114 SF (0.69AC)	30,114 SF (0.69AC)
NET	26,316 SF (0.60AC)	24,612 SF (0.57AC)

NET AREA IS CALCULATED TO THE STREET CENTERLINE.

APN: 5388-029-034
NOT-A-PART

APN: 5388-029-013
NOT-A-PART

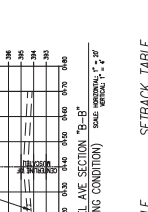
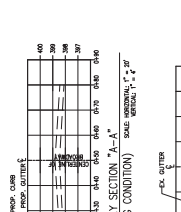
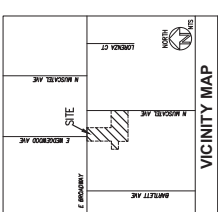
APN: 5388-029-023
NOT-A-PART

APN: 5388-029-043
NOT-A-PART

APN: 5388-029-042
NOT-A-PART

APN: 5388-029-042
NOT-A-PART

APN: 5388-029-042
NOT-A-PART



SETBACK TABLE	TO ADJ. ADJTD.
MUSCATEL AVE.	25.00
BROADWAY	25.00
REAR YARD	25.00
FRONT YARD	25.00
LEFT SIDE YARD	25.00
RIGHT SIDE YARD	25.00
REAR YARD	25.00
FRONT YARD	25.00
LEFT SIDE YARD	25.00
RIGHT SIDE YARD	25.00

SETBACK TABLE	TO ADJ. ADJTD.
MUSCATEL AVE.	25.00
BROADWAY	25.00
REAR YARD	25.00
FRONT YARD	25.00
LEFT SIDE YARD	25.00
RIGHT SIDE YARD	25.00
REAR YARD	25.00
FRONT YARD	25.00
LEFT SIDE YARD	25.00
RIGHT SIDE YARD	25.00

County of Los Angeles
Fire Protection Division
Land Development Unit
CITY OF LOS ANGELES
Joseph Young, Fire Marshal

CLEARED FOR
PUBLIC HEARING

UTILITY SERVICES	UTILITY SERVICES
WATER	SAN GABRIEL COUNTY WATER DISTRICT
SEWER	COUNTY OF LOS ANGELES SANITATION DISTRICT NO. 15
GAS	SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL	SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE	AT&T
SCHOOL	SAN GABRIEL SCHOOL DISTRICT
FIRE	LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF	LOS ANGELES COUNTY SHERIFF DEPARTMENT

LEGENDS AND ABBREVIATIONS
(533.33).....EXISTING ELEVATION
(530).....EXISTING CONTOUR
.....PROPOSED LINE
.....PROPOSED SEWER LATERAL
.....EXISTING WATER MAIN
.....EXISTING SEWER MANHOLE
.....DRAINAGE PATTERN
.....EXISTING FIRE HYDRANT

EX.....EXISTING
T.C.....TOP OF CURB
F.L.....FINISH FLOOR
H.P.....HIGH POINT
R.O.W.....RIGHT OF WAY
P.....PROPERTY LINE
C.....CATCH BASIN
D.....DRAINAGE PIPE

APN: 5388-029-042
NOT-A-PART

APN: 5388-029-043
NOT-A-PART

APN: 5388-029-042
NOT-A-PART

APN: 5388-029-042
NOT-A-PART

APN: 5388-029-042
NOT-A-PART

APN: 5388-029-042
NOT-A-PART

APN: 5388-029-042
NOT-A-PART

APN: 5388-029-042
NOT-A-PART

APN: 5388-029-042
NOT-A-PART

OWNER:
QUAN QUANG WU
1130 RODEO RD.,
ARCADIA, CA 91006
PH: (323)-855-8788

PREPARED BY:
HANK JONG PE
EGL ASSOCIATES, INC.
11819 GOLDING ROAD, UNIT A
ARCADIA, CA 91006
PH: 626-263-3588
FAX: 626-263-3599

EARTH WORK:
CUT: 50 CY
FILL: 50 CY
IMPORT: 0
EXPORT: 0

SURVEY WAS PROVIDED BY ALFRED J. THEWELL, LS 6899 ON NOVEMBER 15, 2018

NOTES:
BENCH MARKS:
LA COUNTY PUBLIC WORKS 2005
QUAD BENCH NO. 105196
ELEVATION = 397.944 L&SP IN W
CB 20FT S/O BOR @ SW COR)
BROADWAY & MUSCATEL AVE SOUTH
SURVEY WAS PROVIDED BY ALFRED J. THEWELL, LS 6899 ON NOVEMBER 15, 2018

APN: 5388-029-042 & 043
ZONING: A-1 (PRESENT)
ZONING: A-1 (PROPOSED)
NO. OF EX. LOTS: 2
NO. OF PROP. LOTS: 1
PROPOSED UNITS: 4 (GARAGES)
USE OF THE LOTS: RESIDENTIAL
PROPOSED USE OF THE LOTS: 4-UNIT CONDOMINIUM
EX. LAND USE CATEGORY: H-9
PROP. LAND USE CATEGORY: H-9
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

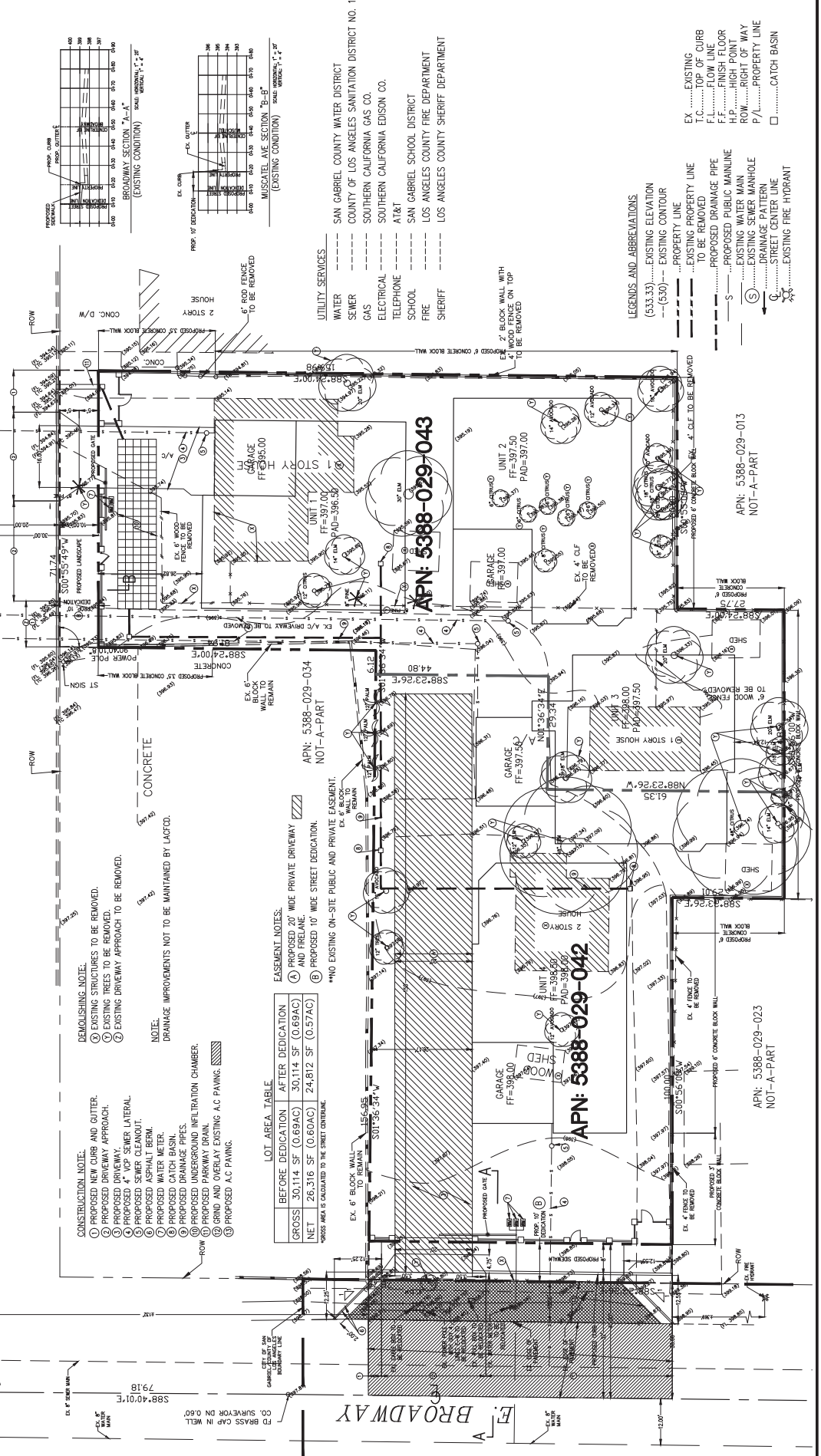
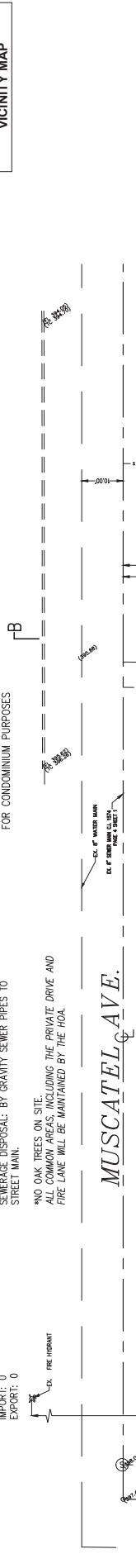
MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 82931
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 4 OF THE HUBBARD RANCH TRACT, AS PER MAP RECORDED IN BOOK 10 PAGES 173 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

SCALE: 1"=10'-0"

GRAPHIC SCALE

VICINITY MAP



CONSTRUCTION NOTE:
1. PROPOSED NEW CURB AND GUTTER.
2. PROPOSED DRIVEWAY APPROACH.
3. PROPOSED DRIVEWAY.
4. PROPOSED 4" VCP SEWER LATERAL.
5. PROPOSED 4" VCP SEWER MAIN.
6. PROPOSED ASPHALT BERM.
7. PROPOSED CATCH BASIN.
8. PROPOSED DRAINAGE PIPES.
9. PROPOSED UNDERGROUND INFILTRATION CHAMBER.
10. PROPOSED PARKWAY DRAIN.
11. GRIND AND OVERLAY EXISTING A/C PAVING.
12. PROPOSED A/C PAVING.

DEMOLISHING NOTE:
1. EXISTING STRUCTURES TO BE REMOVED.
2. EXISTING TREES TO BE REMOVED.
3. EXISTING DRIVEWAY APPROACH TO BE REMOVED.

NOTE:
DRAINAGE IMPROVEMENTS NOT TO BE MAINTAINED BY LACTO.

EASEMENT NOTES:
1. PROPOSED 20' WIDE PRIVATE DRIVEWAY AND FIRELANE.
2. PROPOSED 10' WIDE STREET DEDICATION.
3. EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENT.

LOT AREA TABLE

BEFORE DEDICATION	AFTER DEDICATION
GROSS 30,114 SF (0.69AC)	30,114 SF (0.69AC)
NET 26,316 SF (0.60AC)	24,812 SF (0.57AC)

*NET AREA IS CALCULATED TO THE STREET CENTERLINE.

APN: 5388-029-042

APN: 5388-029-043

APN: 5388-029-044

APN: 5388-029-045

APN: 5388-029-046

APN: 5388-029-047

APN: 5388-029-048

APN: 5388-029-049

APN: 5388-029-050

APN: 5388-029-051

APN: 5388-029-052

APN: 5388-029-053

APN: 5388-029-054

APN: 5388-029-055

APN: 5388-029-056

APN: 5388-029-057

APN: 5388-029-058

APN: 5388-029-059

APN: 5388-029-060

APN: 5388-029-061

APN: 5388-029-062

APN: 5388-029-063



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



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

DRP Map Date: **09/10/2024** SCM Date:
CSD: **EAST PASADENA - EAST SAN GABRIEL** Map Type: **Tentative Map - Parcel**
CSD

Report Date: **08/06/2024**

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

Park land obligation in acres or in-lieu fees:

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

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The payment of \$16,001 in lieu fees.

Trails:

No Trails

Comments:

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

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

Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305

Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By:

Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



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

DRP Map Date: **09/10/2024** SCM Date:
CSD: **EAST PASADENA - EAST SAN GABRIEL** Map Type: **Tentative Map - Parcel**
CSD

Report Date: **10/03/2024**

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

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

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

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

Park Planning Area = **42**

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

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

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

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



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

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

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

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA J LOPEZ, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Sheila Kuehl
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

November 7, 2022

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Erica Aguirre

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

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

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

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

Joshua Huntington

November 7, 2022

Page 2 of 2

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

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

BL:me

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