

**DENIAL DUE TO INACTIVITY
REPORT TO THE HEARING OFFICER**

DATE ISSUED:	November 5, 2025	
HEARING DATE:	November 18, 2025	AGENDA ITEM:
PROJECT NUMBER:	R2016-001940	
PERMIT NUMBER:	Tentative Parcel Map No. 74008 (RPPL2016004110)	
	Environmental Assessment No. 2016004110	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	8828 Ardendale Avenue, San Gabriel	
OWNER:	Yong Bing Chen and YanYan Wei	
APPLICANT:	Kuei Hsu aka Eva Chen	
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov	

Item No. X is an application for a Tentative Parcel Map to create one multi-family lot with two detached residential condominium units on 0.37 net acres ("Project") on a property located at 8828 Ardendale Avenue, in the unincorporated community of San Gabriel ("Project Site") within the R-A (Residential Agricultural - 5,000 Square Feet Minimum Required Lot Area) Zone.

Staff recommends the following motion:

RECOMMENDATION

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

SUGGESTED MOTION:

I, THE HEARING OFFICER, DENY TENTATIVE PARCEL MAP NUMBER 74008 DUE TO INACTIVITY, SUBJECT TO THE ATTACHED FINDINGS.

BACKGROUND

Tentative Parcel Map No. 74008 ("PM 74008") is a request to create one multi-family lot with two detached residential condominiums on 0.37 net acres. PM 74008 was filed on September 21, 2016, and the Los Angeles County ("County") Subdivision Committee ("SC"), which includes LA County Planning and the County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and

Recreation (“Parks and Recreation”), and Public Health (“Public Health”), last issued its report with holds on January 2, 2020, stating that there are pending items that must be addressed. The Project was cleared by Public Works and Parks and Recreation.

LA County Planning’s holds included a request for information regarding the potential status of the property as a historic resource pursuant to the California Environmental Quality Act.

Other County SC Department holds included the following requests:

- Fire: Provide Form 195 and information required to calculate the required fire flow for the Project, and
- Public Health: Provide an updated water will serve letter and sewer will serve letter.

Prior to the last filing on December 4, 2019, tentative map revisions were filed on January 4, 2018, August 9, 2018, November 1, 2018, and May 2, 2019. However, since December 4, 2019, no subsequent map revisions or other request information and materials have been submitted to LA County Planning to enable further project evaluation.

NOTIFICATION

LA County Planning Staff (“Staff”) has made attempts to follow up with the applicant on the information required to proceed with their application. Staff sent emails to the applicant on May 2, 2022 and August 26, 2025 that the Project is at risk of denial and requested additional materials.

On August 22, 2025, Staff connected with the applicant’s contracted engineering firm, EGL, via telephone to obtain a status for the Project. On this call, the Project engineer stated that the applicant is deceased. On August 22, 2025, Staff confirmed the phone number for the applicant was no longer in service and that the property ownership changed in 2021. The engineering firm also confirmed the applicant’s passing in emails dated August 25 and 26, 2025.

Staff sent a letter dated September 12, 2025, to the main and alternate address on record, indicating that pursuant to Section 22.222.100 (Denial of Inactive Application) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on November 18, 2025. The letter also directed contact within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframe.

PM 74008 and the related application materials fail to comply with Sections 21.48.040 (Information Required – Format) and 21.48.050 (Written statements required) of the County Code. Therefore, Staff is unable to determine if PM 74008 complies with the General Plan and Subdivisions Code (Title 21 of the Los Angeles County Code). Therefore, Staff recommends that **TENTATIVE PARCEL MAP NO. 74008** be denied pursuant to the attached findings.

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Correspondence
EXHIBIT B	Denial Findings
EXHIBIT C	Subdivision Committee Report (dated January 2, 2020)

September 12, 2025

Kuei Hsu aka Eva Chen
608 E Valley Boulevard, #351
San Gabriel, CA 91776

**PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. R2016-001940
TENTATIVE PARCEL MAP NO. 74008 (RPPL2016004110)
LOCATION: 8828 ARDENDALE AVENUE, SAN GABRIEL**

Dear Ms. Chen:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a tentative tract map to create two residential condominium units at the above-referenced location. The most recent correspondence dated January 2, 2020 requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by telephone on August 27, 2025, which is no longer service, and by email on May 2, 2022. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code provides that the Hearing Officer may deny, without public hearing, an application if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090 of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on November 18, 2025.

If you wish to keep this project active, please send a written request to LA County Planning, Subdivisions, 13th floor, 320 West Temple Street, Los Angeles, CA 90012, Attention: Phillip Smith. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if

the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with the Title 22 Planning and Zoning Code.

For questions or for additional information, please contact Marie Pavlovic of the Subdivisions Section at (213) 974-6433, or mpavlovic@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP
Director of Regional Planning

A handwritten signature in red ink, appearing to read "Josh H. J. H.", is written over the printed name of Joshua Huntington.

Joshua Huntington, Supervising Regional Planner
Subdivisions

JH:MP

Enclosures: Most recent Subdivision Committee Report, January 2, 2020.

From: [EGL](#)
To: [Marie Pavlovic](#)
Subject: Re: PM74008
Date: Tuesday, August 26, 2025 11:31:14 AM
Attachments: [image001.png](#)

CAUTION: External Email. Proceed Responsibly.

Hi Marie,

There is no representative after the owner passed away in 2020. Please go ahead withdraw this project.

Thank you,
Sheila

EGL
11819 Goldring Rd, Unit A
Arcadia, CA 91006
(626) 263-3588

On Tuesday, August 26, 2025 at 10:15:53 AM PDT, Marie Pavlovic <mpavlovic@planning.lacounty.gov> wrote:

Good morning Sheila,

This project has been identified as inactive and is at risk of being denied pursuant to Los Angeles Subdivisions Code Section 21.40.160 (Advisory agency determination authority), Section 21.48.040 (Information Required – Format), Section 21.48.050 (Written statements required), and Section 22.222.100 (Denial of Inactive Application). The attached Subdivision Committee Report dated January 2, 2020, lists the outstanding holds. To date, the additional information and materials requested have not been received.

To continue processing this application, please make an appointment by **September 30, 2025**, and submit all of the outstanding materials. Please email Perla at pinclan@lacounty.gov and me requesting an appointment. **You may also request to withdraw your application and may be eligible for a refund of deposited fees.** To withdraw the application, email a typed request to me, signed by the owner(s) or the owner's representative requesting to withdraw the project and a refund of any remaining funds. If the requested materials and revisions are not received by the noted date, this project will be scheduled for denial before a Hearing Officer.

Thank you,

MARIE PAVLOVIC

SENIOR PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 459-3586
Email: mpavlovic@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



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From: EGL <mail@egl88.com>
Sent: Monday, August 25, 2025 2:41 PM
To: Marie Pavlovic <mpavlovic@planning.lacounty.gov>
Subject: Re: PM74008

CAUTION: External Email. Proceed Responsibly.

Hi Marie,

There is no representative after the owner passed away in 2020. Please go ahead withdraw this project.

Thank you,

Sheila

EGL

11819 Goldring Rd, Unit A

Arcadia, CA 91006

(626) 263-3588

On Friday, August 22, 2025 at 02:05:29 PM PDT, Marie Pavlovic <mpavlovic@planning.lacounty.gov> wrote:

Andy,

Disregard my last about the subject property being ineligible for SB9 development options. Properties that are ineligible are located within or contain the following:

A historic district or property included on the State Historic Resources Inventory, or within a site that is designated or listed as a County landmark or historic property or district.

Thank you,

MARIE PAVLOVIC

SENIOR PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 459-3586

Email: mpavlovic@planning.lacounty.gov

Los Angeles County Department of Regional Planning
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that any review, disclosure, use, dissemination, distribution, or reproduction of this message or its contents is strictly prohibited. Please notify us immediately by reply email that you have received this message in error, and destroy this message, including any attachments.

From: Marie Pavlovic
Sent: Friday, August 22, 2025 1:56 PM
To: mail@egl88.com
Subject: PM74008

Hi Andy,

As discussed, this project has been inactive since 2020. The last SCM Report was issued on January 2, 2020.

The issue here is the single-family residence, which may be a historical resource. A Historic Resource Assessment needs to be prepared to confirm. If the house meets the criteria for listing, then the project would not be exempt from environmental review and mitigation measures will be needed to reduce the impact. The potential historic resource could also disqualify the property from administrative development options under SB9 (two primary units on one lot or an urban lot split):

<https://planning.lacounty.gov/wp-content/uploads/2022/10/sb9-summary.pdf>

Again, a Historic Resource Assessment is needed. Please let me know the applicant status.

Thank you,

MARIE PAVLOVIC

SENIOR PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 459-3586

Email: mpavlovic@planning.lacounty.gov

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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. R2016-001940
TENTATIVE PARCEL MAP NO. 74008 (RPPL2016004110)

RECITALS

1. **ENTITLEMENT(S) REQUESTED.** The applicant, Kuei Hsu ("Applicant"), requests the Tentative Parcel Map to create one multi-family lot with two detached residential condominium units on 0.37 net acres ("Project") on a property located at 8828 Ardendale Avenue in the unincorporated community of San Gabriel ("Project Site") in the R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone pursuant to Los Angeles County ("County") Code Chapter 21.48 (Minor Land Divisions).
2. **MEETING DATE.** November 18, 2025.
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved.*
4. **APPLICATION DATE.** The application was filed on September 21, 2016.
5. **SUBDIVISION COMMITTEE.** The Los Angeles County ("County") Subdivision Committee ("SC"), which includes LA County Planning and the County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"), last issued its report with holds on January 2, 2020, stating that there are pending items that must be addressed. The Project was cleared by Public Works and Parks and Recreation.

LA County Planning holds included a request for information regarding the potential status of the property as a historic resource pursuant to the California Environmental Quality

Other County SC Department holds included the following requests:

- Fire: Provide Form 195 and information required to calculate the required fire flow for the Project, and
- Public Health: Provide an updated water will serve letter and sewer will serve letter.

Prior to the last filing on December 4, 2019, tentative map revisions were filed on January 4, 2018, August 9, 2018, November 1, 2018, and May 2, 2019. However, since December 4, 2019, no subsequent map revisions or other requested information and materials have been submitted to LA County Planning to enable further project evaluation.

6. **ADDITIONAL BACKGROUND.** LA County Planning staff (“Staff”) has made attempts to inform the applicant of the information that is required to proceed with their application for a Tentative Parcel Map. Since the time the application was filed, Staff has asked the applicant for additional materials needed to proceed with the Project. However, Staff has not received the requested information or materials to enable further evaluation of the Project.

Staff sent emails to warn the applicant that the Project is at risk of denial and requesting additional materials on May 2, 2022, and August 26, 2025.

On August 22, 2025, Staff connected with the applicant’s contracted engineering firm, EGL, via telephone to obtain a status for the Project. On this call and in emails dated August 25 and 26, 2025, the Project engineer stated that the applicant is deceased. On August 22, 2025, Staff confirmed the phone number for the applicant was no longer in service and that the property ownership changed in 2021.

7. **NOTIFICATION.** LA County Planning Staff (“Staff”) has made attempts to follow up with the applicant on the information required to proceed with their application. Staff sent emails to the applicant on May 2, 2022 and August 26, 2025 that the Project is at risk of denial and requested additional materials.

On August 22, 2025, Staff connected with the applicant’s contracted engineering firm, EGL, via telephone to obtain a status for the Project. On this call, the Project engineer stated that the applicant is deceased. On August 22, 2025, Staff confirmed the phone number for the applicant was no longer in service and that the property ownership changed in 2021. The engineering firm also confirmed the applicant’s passing in emails dated August 25 and 26, 2025.

Staff sent a letter dated September 12, 2025, to the main and alternate address on record, indicating that pursuant to Section 22.222.100 (Denial of Inactive Application) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on November 18, 2025. The letter also directed contact within 30 days for the Project to remain active. No response or the required materials were received within the specified timeframe.

PM 74008 and the related application materials fail to comply with Sections 21.48.040 (Information Required – Format) and 21.48.050 (Written statements required) of the County Code. Therefore, Staff is unable to determine if PM 74008 complies with the General Plan and Subdivisions Code (Title 21 of the Los Angeles County Code). Therefore, Staff recommends that **TENTATIVE PARCEL MAP NO. 74008** be denied pursuant to the attached findings.

8. **ENVIRONMENTAL.** An environmental determination has not been made since the Project is neither being approved nor undertaken. Therefore, Pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the Project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 74008 is **DENIED**.

JH:EGA:MP
11/18/2025



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

PROJECT NUMBER

R2016-001940

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 74008/RPPL2016004110
Environmental Assessment No. 2016004110

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Kuei Yueh Hsu	12/04/19	01/02/20	01/10/20

PROJECT OVERVIEW

Subdivision: To create 2 detached condos on one multi-family lot.

MAP STAGE

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

MAP STATUS

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

LOCATION

8828 Ardendale Avenue, San Gabriel, CA 91775

ACCESS

Ardendale Avenue

ASSESSORS PARCEL NUMBER(S)

5381-027-048

SITE AREA

0.37 Net Acres/16,519.41 net square feet

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

ZONED DISTRICT

SOUTH SANTA ANITA-
TEMPLE CITY

SUP DISTRICT

5th

LAND USE DESIGNATION

H9 – Residential (up to 9 du/ac)

ZONE

R-A (RESIDENTIAL-
AGRICULTURAL)

CSD

EAST PASADENA – SAN
GABRIEL

**PROPOSED UNITS
(DU)**

2

**MAX DENSITY/UNITS
(DU)**

3

GRADING, CUBIC YARDS**(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

Cut: 20 c.y.; Fill: 350; ; Import: 330 c.y.; Overexcavation:
500 c.y.

ENVIRONMENTAL DETERMINATION (CEQA)

An Initial Study is required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov
Public Works	Cleared	Phoenix Khoury (626) 458-3133 pkhoury@dpw.lacounty.gov
Fire	TBD	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (213) 588-5305 lquach@parks.lacounty.gov
Public Health	Hold	Shayne Lamont (626) 430-5380 slamont@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☐

Exhibit Map/Exhibit "A" Revision Required: ☐

Revised Application Required: ☐

Reschedule for Subdivision Committee Meeting: ☐

Reschedule for Subdivision Committee Reports Only: ☒

Other Holds (see below): ☒

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Additional information and a site inspection are needed to proceed with the environmental review and public hearing preparation. Please be aware that all zoning violations must be abated before a public hearing can be scheduled. Please read below for further details.

Environmental Assessment:

Clear ☐ Hold ☒

Your home may be a historical resource, or one that is eligible for listing within a California Register of Historical Resources, local register of historical resources, or identified as significant in a historical resource survey (CEQA Section 15064.5). Therefore, please request a "Quick Check" record search from the South Central Coastal Information Center (SCCIC) to determine if your property has been previously evaluated. If the SCCIC report indicates your property has not been previously evaluated then a HRA should be prepared that meets the following requirements:

1. HRAs must be prepared by an architectural historian who meets the [SOI Historic Preservation Professional Qualifications Standards for Architectural History](#). [Los Angeles Conservancy prepared a list of qualified professionals](#) that includes Architectural Historians.
2. All work shall be completed in accordance with the SOI's Standards and Guidelines for historic preservation, including standards for planning, identification, evaluation, registration, and historical documentation.
3. Revised reports will be required if DRP determines the submitted report is missing required components, inadequate in substantiating findings, inaccurate in description of eligibility or existing condition of the property, or if additional analysis is necessary.
4. The HRA must include:
 - a. Evaluation of the property for historical significance, including listing and/or eligibility for listing in the California and County registers as an individual property and as a contributor to an existing or potential historic district. To determine existence of a potential historic district, the evaluation must be supported by a reconnaissance survey of the immediate project vicinity, such as adjacent blocks. Provide a map of the survey area and photos of the parcels included in the survey with descriptive captions for each photo that includes associated addresses.
 - b. Description of the regulatory standards, summary of previous evaluations and/or designations, the applicable historic contexts, a description of the property that includes the site and architecture, a history of the construction and owners/occupants of the property, evaluation of the property's eligibility under each of the California and County eligibility criteria (see Attachment A), an integrity assessment, a reference section that identifies all sources used in the report, completion of the appropriate State of California Historical Resources Inventory California Department of Parks and Recreation 523 forms, resumes of authors/contributors to demonstrate how they meet the Secretary of the Interior's Historic Preservation Professional Qualification Standards for Architectural History, current photographs of the property and its vicinity, and copies available building permits and/or other building records.
5. If the property is found to be historically significant, the HRA must include:
 - a. A list of the character-defining features of the property that convey its historical significance and that justify its inclusion in, or eligibility for listing.

- b. Assessment of project impacts to the historical resource. The assessment should include a description of the project, proposed plans for the project, the thresholds for a significant impact, an assessment of whether the project is in conformance with the SOI Standards and Guidelines and if not, whether it would result in material impairment of the resource; and
- c. Recommendation of mitigation measures to avoid and/or reduce impacts to the historical resource to a level of less than significant.

Tentative Map/Exhibit Map:

Clear ☒ Hold ☐

1. The project will be conditioned to provide all required setbacks including side setbacks equal to 10% of the property's width or greater.
 2. The project will be conditioned to provide two on-site tree plantings that conform to Section 21.32.195 of the Subdivisions Code.
-

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- *A completed and signed Land Division application,*
- *A signed and dated cover letter describing all changes made to the map,*
- *Four (4) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format,*
- *Revision fee payment (for the 3rd revision and thereafter), and*
- *Other materials requested by the case planner.*

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

The following report consisting of 12 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. 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. If applicable, label the common 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 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.

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.

OK

Prepared by Kevin Godoy *KG*

pm74008L-rev5_RPPL2016004110.docx
<http://planning.lacounty.gov/case/view/pm74008/>

Phone (626) 458-4921

Date 12-23-2019



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO.: 74008

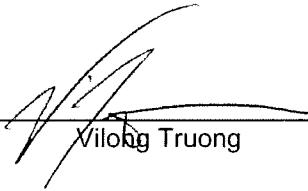
TENTATIVE MAP DATE: 12/04/2019
EXHIBIT MAP DATE: 12/04/2019

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 03/29/2018, or the latest revision, to the satisfaction of the Department of Public Works.

Review by:


Vilong Truong

Date: 12/23/2019

Phone: (626) 458-4921

TENTATIVE MAP DATED 12-04-2019
EXHIBIT MAP DATED 12-04-2019

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.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.

Name Nazem Said  Date 12/16/2019 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

PCA LX001129 / A870
EPIC LA RPPL2016004110
Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Parcel Map	<u>74008</u>	Tentative Map Dated	<u>12/4/19 (Rev)</u>	Parent Tract	_____
Grading By Subdivider? [Y] (Y or N)	<u>1600 yd³</u>	Location	<u>San Gabriel</u>		
Geologist	<u>---</u>	Subdivider	<u>Kuei Yueh Hsu</u>		
Soils Engineer	<u>---</u>	Engineer/Arch.	<u>EGL Associates, Inc.</u>		

Review of:

Geologic Report(s) Dated: ---

Soils Engineering Report(s) Dated: ---

Geotechnical Report(s) Dated: ---

References: ---

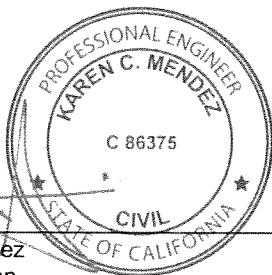
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

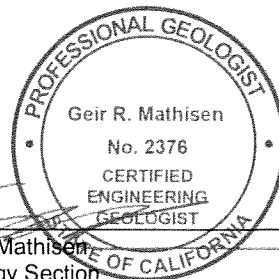
- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for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

Prepared by


Karen Mendez
Soils Section




Geir Mathisen
Geology Section



Date 12/20/19

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

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

74008, San Gabriel, TM-5.docx

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

1. Construct curb, gutter, walk, base, pavement, and transition improvements along the property frontage on Ardendale Avenue to the satisfaction of Public Works. Relocate or adjust all affected utilities.
2. Close all three unused driveway aprons on along the property frontage on Ardendale Avenue with standard curb, gutter and sidewalk.
3. Reconstruct existing neighboring driveways on Ardendale Ave and provide construction letters (where necessary) to the satisfaction of Public Works.
4. Plant street trees (24" box) and provide irrigation system along the property frontage on Ardendale Avenue to the satisfaction of Public Works.
5. Repair any improvements along the property frontage on Ardendale Avenue damaged during construction to the satisfaction of Public Works.
6. Execute a covenant for private maintenance of curb/parkway drains and landscaping including irrigation system along the property frontage on Ardendale Avenue.
7. Underground all new utilities lines along the property frontage on Ardendale Avenue to the satisfaction of Public Works.
8. Comply with street lighting conditions per the attached memo dated 10/11/2016 to the satisfaction of Public Works.



Prepared by Sam Richards
pm740078r-rev5

Phone (626) 458-4958

Date 12-23-2019

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS

Date: 10/11/16

TO: Andy Narag
Road & Grading Section
Land Development Division

Attention: Joseph Nguyen

FROM: James Chon
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo

STREET LIGHTING REQUIREMENTS
PM 74008

☐ Provide streetlights on concrete poles with underground wiring on all streets and highways within _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

 ☒ Provide streetlights on concrete poles with underground wiring along the property frontage on Ardenale Avenue to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

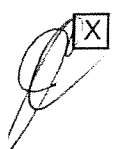
☐ Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

☐ Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the streetlights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

☐ Provide street lighting plan to upgrade the existing streetlights from HPSV to LED fixtures along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

☐ New streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- ☐ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- ☐ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- ☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
-  ☒ Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

TENTATIVE MAP DATED 12-04-2019
EXHIBIT MAP DATED 12-04-2019

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 separate house laterals to the existing sewer main line in Ardendale Avenue to serve each building in the land division have approved and bonded sewer laterals on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12326AS, dated 01-15-2019) 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 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.

IN
Prepared by Imelda Ng
pm74008s-rev5.doc

Phone (626) 458-4921

Date 12-19-2019

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 74008 (Rev.)

Page 1/1

TENTATIVE MAP DATED 12-04-2019
EXHIBIT MAP DATED 12-04-2019

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 the exhibit map. If 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 applicant shall comply with the requirements as stipulated by the Will Serve letter from the "Sunny Slope Water Company" to the satisfaction of Public Works.

TK

Prepared by Tony Khalkhali
pm74008w-rev5.doc

Phone (626) 458-4921

Date 12-23-2019



Los Angeles County Fire Department
Fire Prevention Division
5823 Rickenbacker Road
Commerce, Ca 90040

February 06, 2019

Geoffrey M. Hemingway
8828 Ardendale
San Gabriel Ca 91775

Parcel # 74088
Acct No: 20517600

To Whom It May Concern:

This letter is to confirm that Sunny Slope Water Company is the water purveyor for the property located 8828 Ardendale San Gabriel Ca 91775. Under normal operating conditions, Sunny Slope Water Company water system may be adequate for Residential use and Fire Protection. Water is presently being furnished to said lot and can be continued upon demand.

Sincerely,
SUNNY SLOPE WATER COMPANY



Troy Holland
Superintendent
TH/km



**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

CASE NUMBER: RPPL2016004110
PROJECT NUMBER: TPM74008

MAP DATE: December 4, 2019
PLANNER: Marie Pavlovic

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAY BE CHANGED WHEN ITEMS BELOW HAVE BEEN ADDRESSED.

HOLDS

WATER

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department C105.1 CFC.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
3. Provide a Form 195 signed and completed by the local water purveyor.
4. Provide the type of construction, square footage and indicate the installation of automatic fire sprinklers for all proposed structures shown on site. Presently, I am unable to calculate the required fire flow.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

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



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **74008**
Park Planning Area # **42**

DRP Map Date: **11/04/2019** SCM Date: **01/09/2020**
CSD: **EAST PASADENA - EAST SAN GABRIEL**
CSD

Report Date: **12/23/2019**
Map Type: **Tentative Map - Parcel**

Total Units **2** = Proposed Units **1** + Exempt Units **1**

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$4,746

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 \$4,746 in lieu fees.

Trails:

No Trails

Comments:

The map proposes two (2) condominium units. One (1) existing unit to be removed; net increase of one (1) unit.

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 # **74008**
Park Planning Area # **42**

DRP Map Date: **11/04/2019** SCM Date: **01/09/2020**
CSD: **EAST PASADENA - EAST SAN GABRIEL**
CSD

Report Date: **12/23/2019**
Map Type: **Tentative Map - Parcel**

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 = Proposed Units + Exempt Units

Park Planning Area = **42**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.21	0.0030	1	0.01
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.42	0.0030	0	0.00
Mobile Units	0.80	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	\$492,796	\$4,746

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	\$492,796	\$4,746



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

December 18, 2019

CASE: RPPL2016004110

PROJECT: PM74008

PLANNER: Pavlovic, MarieJones, Steven

LOCATION: 8828 E Ardendale Avenue San Gabriel CA 91775

The Department of Public Health-Environmental Health Division has reviewed the information provided for the land division one stop review with one 2-story home and accessory dwelling unit on one lot and no structures on the second lot.

Public Health requires that the conditions or information below are provided for review before approval is granted.

-
1. The permittee shall provide a current (within last 12 months) and in-force "Will Serve" letter from the water district or provider that will service both parcels.
 2. This project will be connected to the public sewer. Please follow the directives from the Department of Public Works and submit a sewer "Will Serve" letter from Wastewater District or sewer purveyor.

Please contact Shayne LaMont, Land Use Program for any questions regarding this report: slamont@ph.lacounty.gov .